State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
2300 N. Dr. Martin Luther King, Jr. Drive
Milwaukee WI 53212-3128

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

July 12, 2017

City of West Allis
West Allis City Hall
7525 W Greenfield Ave.
West Allis, WI 53214

KEEP THIS DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Final Case Closure with Continuing Obligations
Expert Automotive Service, 7030 National Ave, West Allis, WI
DNR BRRTS Activity #: 02-41-563932
FID #: 241963150

Dear Mr Stibal:

The Department of Natural Resources (DNR) considers Expert Automotive closed, with continuing obligations. No further investigation or remediation is required at this time. However, you, future property owners, and occupants of the property must comply with the continuing obligations as explained in the conditions of closure in this letter. Please read over this letter closely to ensure that you comply with all conditions and other on-going requirements. Provide this letter and any attachments listed at the end of this letter to anyone who purchases, rents or leases this property from you. For residential property transactions, you may be required to make disclosures under s. 709.02, Wis. Stats.

This final closure decision is based on the correspondence and data provided, and is issued under chs. NR 726 and 727, Wis. Adm. Code. The Southeast Regional (SER) Closure Committee reviewed the request for closure on June 20, 2017. The DNR Closure Committee reviewed this environmental remediation case for compliance with state laws and standards to maintain consistency in the closure of these cases.

The property has been used as an automotive repair shop since 1947. Polychlorinated Biphenyl (PCB) contaminated soils are located near the former hoist systems, the suspected source of the contamination. The conditions of closure and continuing obligations required were based on the property being used for commercial purposes.

Continuing Obligations

The continuing obligations for this site are summarized below. Further details on actions required are found in the section Closure Conditions.

- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- The building foundation must be maintained over contaminated soil and the DNR must be notified and approve any changes to this barrier.

The DNR fact sheet "Continuing Obligations for Environmental Protection," RR-819, helps to explain a property owner's responsibility for continuing obligations on their property. The fact sheet may be obtained at http://dnr.wi.gov/files/PDF/pubs/rr/RR819.pdf.

GIS Registry

This site will be included on the Bureau for Remediation and Redevelopment Tracking System (BRRTS on the Web) at http://dnr.wi.gov/topic/Brownfields/wrrd.html, to provide public notice of residual contamination and of any continuing obligations. The site can also be viewed on the Remediation and Redevelopment Sites Map (RRSM), a map view, under the Geographic Information System (GIS) Registry layer, at the same web address.

DNR approval prior to well construction or reconstruction is required for all sites shown on the GIS Registry, in accordance with s. NR 812.09 (4) (w), Wis. Adm. Code. This requirement applies to private drinking water wells and high capacity wells. To obtain approval, complete and submit Form 3300-254 to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at http://dnr.wi.gov/topic/wells/documents/3300254.pdf.

All site information is also on file at the Waukesha State Office Building DNR office, at 141 NW Barstow Street, room 180, Waukesha WI. This letter and information that was submitted with your closure request application, including any maintenance plan and maps, can be found as a Portable Document Format (PDF) in BRRTS on the Web.

Prohibited Activities

Certain activities are prohibited at closed sites because maintenance of a barrier is intended to prevent contact with any remaining contamination. When a barrier is required, the condition of closure requires notification of the DNR before making a change, in order to determine if further action is needed to maintain the protectiveness of the remedy employed. The following activities are prohibited on any portion of the property where a building foundation, is required, as shown on the attached map Location Map, figure D.2, dated January 23, 2017, unless prior written approval has been obtained from the DNR:

- removal of the existing barrier or cover;
- replacement with another barrier or cover;
- excavating or grading of the land surface;
- filling on covered or paved areas;
- plowing for agricultural cultivation;
- construction or placement of a building or other structure;
- changing the use or occupancy of the property to a residential exposure setting, which may include certain uses, such as single or multiple family residences, a school, day care, senior center, hospital, or similar residential exposure settings.
- changing the use or occupancy of the property to single-family residential use.

Closure Conditions

Compliance with the requirements of this letter is a responsibility to which the current property owner, and any subsequent property owners must adhere. DNR staff will conduct periodic prearranged inspections to ensure that the conditions included in this letter and the attached maintenance plan are met. If these requirements are not followed, the DNR may take enforcement action under s. 292.11, Wis. Stats. to ensure compliance with the specified requirements, limitations or other conditions related to the property.

Please send written notifications add "and inspection reports", if requiredin accordance with the following requirements to:

Department of Natural Resources
Attn: Remediation and Redevelopment Program Environmental Program Associate
2300 N Dr. Martin Luther King Jr. Drive

Milwaukee, WI 53212

Residual Soil Contamination (ch. NR 718, chs. 500 to 536, Wis. Adm. Code or ch. 289, Wis. Stats.)
Soil contamination remains in the area of the former hoist systems as indicated on the attached map Residual Soil Contamination, figure B.2.b, dated January 23, 2017. If soil in the specific locations described above is excavated in the future, the property owner or right-of-way holder at the time of excavation must sample and analyze the excavated soil to determine if contamination remains. If sampling confirms that contamination is present, the property owner or right-of-way holder at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. Contaminated soil may be managed in accordance with ch. NR 718, Wis. Adm. Code, with prior DNR approval.

In addition, all current and future owners and occupants of the property and right-of-way holders need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

Cover or Barrier (s. 292.12 (2) (a), Wis. Stats., s. NR 726.15, s. NR 727.07 Wis. Adm. Code)
The building foundation that exists in the location shown on the attached map Location Map, figure D.2, dated January 23, 2017 shall be maintained in compliance with the attached maintenance plan in order to minimize the infiltration of water and prevent additional groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code, and to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health.

The cover approved for this closure was designed to be protective for a commercial or industrial use setting. Before using the property for residential purposes, you must notify the DNR at least 45 days before taking an action, to determine if additional response actions are warranted.

A request may be made to modify or replace a cover or barrier. Before removing or replacing the cover, you must notify the DNR at least 45 days before taking an action. The replacement or modified cover or barrier must be protective of the revised use of the property, and must be approved in writing by the DNR prior to implementation. A cover or barrier for industrial land uses, or certain types of commercial land uses may not be protective if the use of the property were to change such that a residential exposure would apply. This may include, but is not limited to single or multiple family residences, a school, day care, senior center, hospital or similar settings. In addition, a cover or barrier for multi-family residential housing use may not be appropriate for use at a single family residence.

The attached maintenance plan and inspection log (DNR form 4400-305) are to be kept up-to-date and in the offices of the City of West Allis. Inspections shall be conducted annually in accordance with the attached maintenance plan. Submit the inspection log to the DNR only upon request.

Sites with Historic Fill

Information presented in the site investigation report indicates that subsurface materials consist of historic fill material. As such, the property owner must comply with any conditions required by solid waste rules in ch. NR 500 Wis. Adm. Code rule series as long as any waste materials remain in place. Any future redevelopment of this property must take into account consideration of the presence of waste materials and will require the issuance of an exemption from the DNR to build on an abandoned landfill prior to the start of any construction. Please refer to the Development at Historic Fill Site or Licensed Landfill guidances for further information at http://dnr.wi.gov/topic/landfills/development.html.

In Closing

Please be aware that the case may be reopened pursuant to s. NR 727.13, Wis. Adm. Code, for any of the following situations:

- if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment,
- if the property owner does not comply with the conditions of closure, with any deed restrictions applied to the property, or with a certificate of completion issued under s. 292.15, Wis. Stats., or
- a property owner fails to maintain or comply with a continuing obligation (imposed under this closure approval letter).

The DNR appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact Greg Michael at 262.574.2176, or at Greg.Michael@Wisconsin.gov.

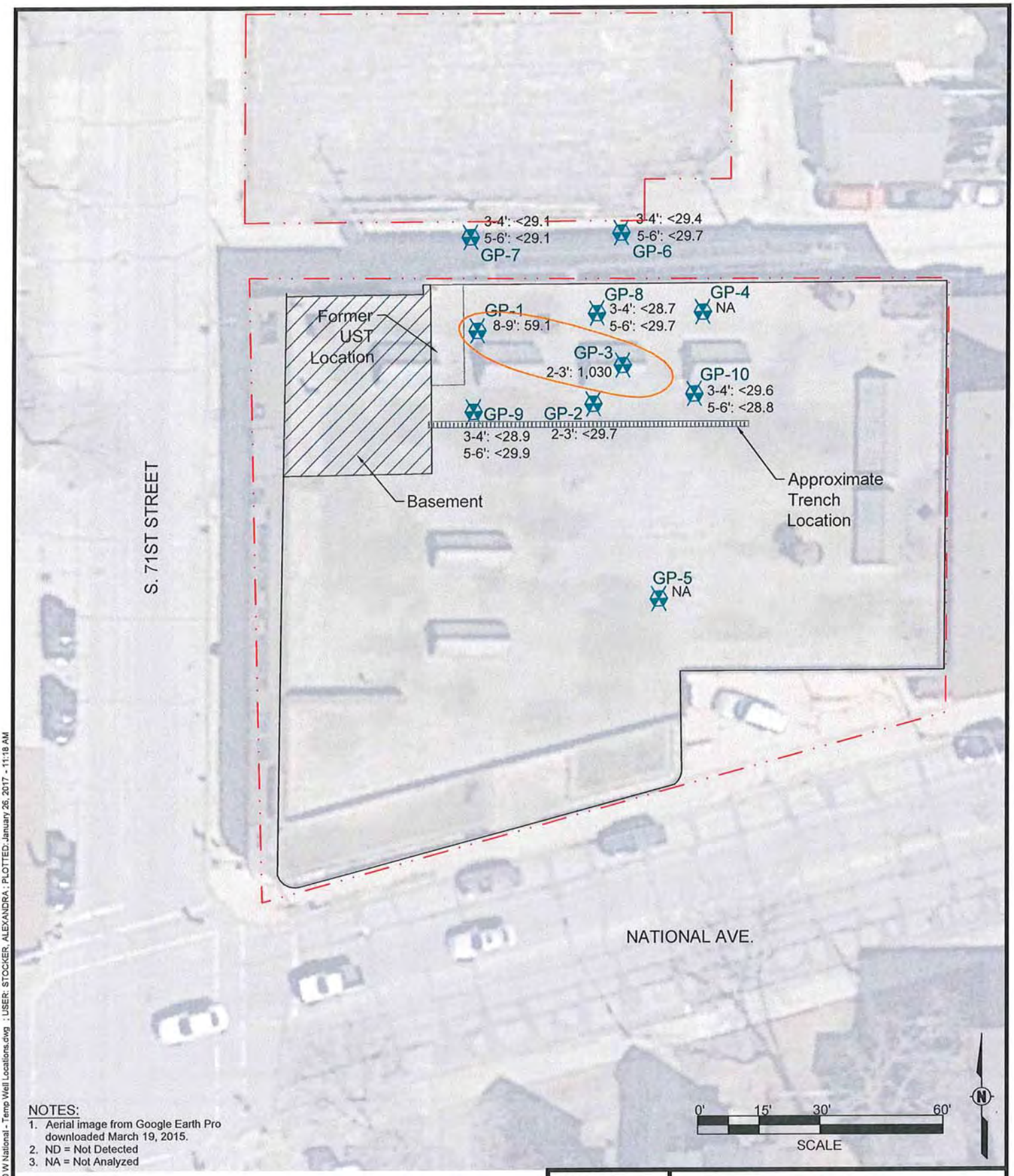
Sincerely,

Pamela Mylotta
SER Team Supervisor
Remediation & Redevelopment Program

Attachments:

- Location Map, figure D.2, dated January 23, 2017
- Maintenance Plan, dated May 26, 2017
- Residual Soil Contamination, figure B.2.b, dated January 23, 2017
- Inspection log, DNR form 4400-305, dated February 2014

cc: Ramboll Environ, Donna Volk, Brookfield WI



NOTES:
1. Aerial image from Google Earth Pro downloaded March 19, 2015.
2. ND = Not Detected
3. NA = Not Analyzed

LEGEND:

- PROPERTY BOUNDARY
- BUILDING
- FORMER TANK LOCATIONS
- GP-1 TEMPORARY WELL
- BASEMENT
- TRENCH
- 3-4': 59.1 TOTAL PCB CONCENTRATION AT DEPTH SHOWN
- PCBs ABOVE RCLs

AECOM
Milwaukee Office
1555 RiverCenter Dr
Milwaukee, WI
414.944.6080

AECOM

7030 W National Ave
West Allis, WI

B.2.b. RESIDUAL SOIL CONTAMINATION

Project Number:	Drawn By:	Date:
60340795	ANS	1/23/2017

File: P:\60340795\900_WorkCADD\7030 W National - Temp Well Locations.dwg ; USER: STOCKER, ALEXANDRA ; PLOTTED: January 26, 2017 - 11:18 AM

Attachment D.1
Barrier Maintenance Plan

BARRIER MAINTENANCE PLAN

Date: May 26, 2017

Property Located at: 7030 West National Avenue, West Allis, Wisconsin

BRRTS: 02-41-563932
FID#: 241963150

Parcel Identification Number: 45-30-272000 and 45-30-270001

Introduction

This document is the Maintenance Plan for the existing soil barrier consisting of a building foundation at the above-referenced property in accordance with the requirements of s. NR 724.13 (2), Wis. Adm. Code. The maintenance activities relate to the existing integrated soil barrier consisting of a building, concrete pavement, and asphalt parking which addresses and occupies the area over the soils partially affected with polychlorinated biphenyls (PCBs) in exceedance of the industrial direct contact standards.

More site-specific information about this property/site may be found in:

- The case file in the DNR Southeast office
- BRRTS on the Web (DNR's internet based data base of contaminated sites)for the link to a PDF for site-specific information at the time of closure and on continuing obligations;
- RR Sites Map/GIS Registry layer for a map view of the site, and
- The DNR project manager for Milwaukee County.

D.1. Descriptions:

Description of Contamination

Concentrations of PCBs in soil have been detected in the northern portion of the building near the former waste oil tank located near the hydraulic lifts. Waste oil containing PCBs is the apparent source of PCBs to site soil and groundwater. Aroclor 1248 was detected at a concentration of 59.1 J micrograms per kilogram (µg/kg) in boring GP-1 from 8-9 feet bgs and Aroclor 1254 was detected at a concentration of 1,030 µg/kg in boring GP-3 from 2-3 feet bgs during soil sampling conducted in February 2015.

Description of the Barrier to be Maintained

The existing integrated soil barrier consists of existing soil barrier consisting of a concrete building foundation slab. The building foundation covers nearly the entire area associated with parcel number 45-30-272000. The portion of this foundation utilized as a soil barrier and addressed by this maintenance plan is located near the northern wall of the site building, as shown on the **attached Figure D.2**.

Cover/Building/Slab/Barrier Purpose

The proposed integrated soil barrier over the contaminated soil will serve as a barrier to prevent direct contact with PCB-affected soils present in the subsurface at the Site, which might otherwise pose a threat to human health and the environment. The cap also acts as a partial infiltration barrier to minimize recharge to the subsurface, partitioning, and future soil-to-groundwater contaminant partitioning and migration that could potentially exceed the groundwater standards in Ch. NR 140, Wisconsin Administrative Code. Based on the proposed future use of the property, the barrier should function as intended once building construction is complete unless disturbed. A vapor assessment was performed to evaluate the potential for a vapor intrusion issue was performed in December 2014. No VOCs were detected in soil gas sample in excess of the Residential Vapor Risk Screening Levels (VRSLs) for soil gas.

Annual Inspection

The existing soil barrier consisting of a building foundation which overlies affected soil at the Site and as depicted in Figure D.2 will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause exposure to underlying soils. The inspections will be performed by the property owner or their designated representative to evaluate damage due to settling, increasing age and other factors. Any area where soils have become or are likely to become exposed and where infiltration from the surface will not be effectively minimized will be documented.

A log of the inspections and any repairs will be maintained by the property owner and is included as D.4, Form 4400-305, Continuing Obligations Inspection and Maintenance Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed and where infiltration from the surface will not be effectively minimized. Once repairs are completed, they will be documented in the inspection log. A copy of the maintenance plan and inspection log will be kept at the site; or, if there is no acceptable place (for example, no building is present) to keep it at the site, at the address of the property owner and available for submittal or inspection by Wisconsin Department of Natural Resources (DNR) representatives upon their request.

Maintenance Activities

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling or larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment (PPE). The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law.

In the event that any part of the proposed integrated soil barrier which will overly affected soil is removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the DNR or its successor.

The property owner, in order to maintain the integrity of the proposed integrated soil barrier, will maintain a copy of this Maintenance Plan at the site and will make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

Prohibition of Activities and Notification of DNR Prior to Actions Affecting a Cover/Barrier

The following activities are prohibited on any portion of the property where pavement, a building foundation, or vegetated soil cover is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; 6) construction or placement of a building or other structure; or 7) changing the use or occupancy of the property to single-family residential use.

If removal, replacement or other changes to a cover, or a building which is acting as a cover, are considered, the property owner will contact DNR at least 45 days before taking such an action, to determine whether further action may be necessary to protect human health, safety, or welfare or the environment, in accordance with s. NR 727.07, Wis. Adm. Code.

Amendment or Withdrawal of Maintenance Plan

This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of DNR.

Contact Information

May 2017

Site Owner and Operator: Patrick Schloss
Agent for Expert Realty & Investments LLC
7525 W. Greenfield Avenue, West Allis, WI 53214
414-302-8468

Signature: 

_____

Anticipated Site Owner: Ben Marjamaa
Expert Car Care, Inc.
3803 W. National Avenue, West Allis, WI 53214
Marjamaa915@gmail.com
414-456-1640

Consultant: Ramboll Environ US Corporation
Ms. Donna Volk
175 N. Corporate Drive, Suite 160, Brookfield, WI 53045
262-901-3504

DNR: Wisconsin Department of Natural Resources
Mr. Greg Michael
141 NW Barstow Street, Room 180, Waukesha, WI 53188
262-574-2176

(2) the location of the feature(s) that require(s) maintenance: on and off the source property;
(3) the extent of the structure or feature(s) to be maintained, in relation to other structures or features on the site;
(4) the extent and type of residual contamination; and
(5) all property boundaries.

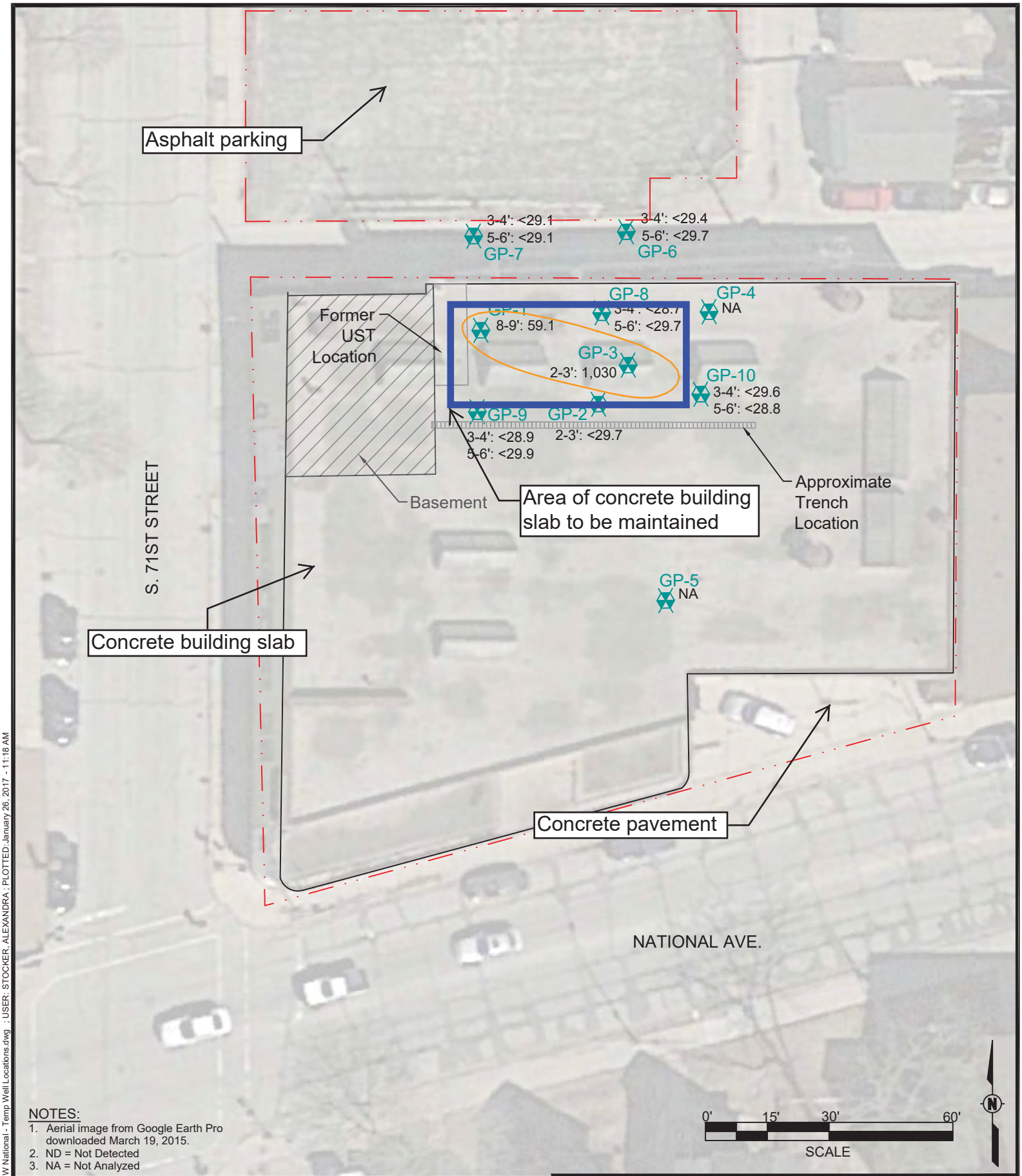
D. 3 Photographs of Cover/Barrier

Include one or more photographs documenting the condition and extent of the cover/barrier/building/slab at the time of the closure request. Pertinent features must be visible and discernible. Include a title on each photograph, which identifies the site name and location of the feature, and the date on which the photograph was taken.

D.4 Continuing Obligations Inspection and Maintenance Log

Use DNR Fillable Form Form 4400-305

D.2.: Location Map



NOTES:
1. Aerial image from Google Earth Pro downloaded March 19, 2015.
2. ND = Not Detected
3. NA = Not Analyzed

0' 15' 30' 60'
SCALE

LEGEND:

- PROPERTY BOUNDARY
- BUILDING
- FORMER TANK LOCATIONS
- GP-1 TEMPORARY WELL
- BASEMENT
- TRENCH
- 3-4': 59.1 TOTAL PCB CONCENTRATION AT DEPTH SHOWN
- PCBs ABOVE RCLs

AECOM
Milwaukee Office
1555 RiverCenter Dr
Milwaukee, WI
414.944.6080

7030 W National Ave
West Allis, WI

FIGURE D.2 LOCATION MAP

Project Number:	Drawn By:	Date:
60340795	ANS	1/23/2017

State of Wisconsin
Department of Natural Resources
dnr.wi.gov

Continuing Obligations Inspection and Maintenance Log

Form 4400-305 (2/14)

Directions: In accordance with s. NR 727.05 (1) (b) 3., Wis. Adm. Code, use of this form for documenting the inspections and maintenance of certain continuing obligations is required. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records law [ss. 19.31-19.39, Wis. Stats.]. When using this form, identify the condition that is being inspected. See the closure approval letter for this site for requirements regarding the submittal of this form to the Department of Natural Resources. A copy of this inspection log is required to be maintained either on the property, or at a location specified in the closure approval letter. Do NOT delete previous inspection results. This form was developed to provide a continuous history of site inspection results. The Department of Natural Resources project manager is identified in the closure letter. The project manager may also be identified from the database, BRRTS on the Web, at http://dnr.wi.gov/botw/SetUpBasicSearchForm.do, by searching for the site using the BRRTS ID number, and then looking in the "Who" section.

Activity (Site) Name	BRRTS No.
Expert Automotive Services	02-41-563932

Inspections are required to be conducted (see closure approval letter):

- ◉ annually
- ○ semi-annually
- ○ other – specify ____________

When submittal of this form is required, submit the form electronically to the DNR project manager. An electronic version of this filled out form, or a scanned version may be sent to the following email address (see closure approval letter):

Inspection Date	Inspector Name	Item	Describe the condition of the item that is being inspected	Recommendations for repair or maintenance	Previous recommendations implemented?	Photographs taken and attached?
		☐ monitoring well ☒ cover/barrier ☐ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☒ cover/barrier ☐ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☒ cover/barrier ☐ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☒ cover/barrier ☐ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☒ cover/barrier ☐ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☒ cover/barrier ☐ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N

Continuing Obligations Inspection and Maintenance Log

{Click to Add/Edit Image} Date added:

Title:

{Click to Add/Edit Image} Date added:

Title:

State of Wisconsin
Department of Natural Resources
PO Box 7921, Madison WI 53707-7921
dnr.wi.gov

SUBMIT AS UNBOUND PACKAGE IN THE ORDER SHOWN

Notice: Pursuant to ch. 292, Wis. Stats., and chs. NR 726 and 746, Wis. Adm. Code, this form is required to be completed for case closure requests. The closure of a case means that the Department of Natural Resources (DNR) has determined that no further response is required at that time based on the information that has been submitted to the DNR. All sections of this form must be completed unless otherwise directed by the Department. DNR will consider your request administratively complete when the form and all sections are completed, all attachments are included, and the applicable fees required under ch. NR 749, Wis. Adm. Code, are included, and sent to the proper destinations. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records Law (ss. 19.31 - 19.39, Wis. Stats.). Incomplete forms will be considered "administratively incomplete" and processing of the request will stop until required information is provided.

Site Information

BRRTS No.	VPLE No.
02-41-563932	

Parcel ID No.
45-30-272000 and 45-30-270001

FID No.	WTM Coordinates X	WTM Coordinates Y
241963150	682907.1	284216.1

BRRTS Activity (Site) Name
Expert Automotive Service

WTM Coordinates Represent: ☐ Source Area ☒ Parcel Center

Site Address	City	State	ZIP Code
7030 W National Avenue	West Allis	WI	53214

Acres Ready For Use
0.65

Responsible Party (RP) Name
Patrick Schloss, agent for Expert Realty&Inv

Company Name
Expert Realty & Investments LLC

Mailing Address	City	State	ZIP Code
7525 W. Greenfield Avenue	West Allis	WI	53214

Phone Number	Email
(414) 302-8468	

☒ Check here if the RP is the owner of the source property.

Environmental Consultant Name
Donna Volk

Consulting Firm
Ramboll Environ US Corporation

Mailing Address	City	State	ZIP Code
175 N. Corporate Drive, Suite 150	Brookfield	WI	53045

Phone Number	Email
(262) 901-3504	dvolk@ramboll.com

Fees and Mailing of Closure Request

1. **Send a copy of page one** of this form and the applicable ch. NR 749, Wis. Adm. Code, fee(s) to the DNR Regional EPA (Environmental Program Associate) at **http://dnr.wi.gov/topic/Brownfields/Contact.html#tabx3**. Check all fees that apply:

   ☒ $1,050 Closure Fee

   ☐ $350 Database Fee for Groundwater or Monitoring Wells (Not Abandoned)

   ☒ $300 Database Fee for Soil

   Total Amount of Payment $ $1,350.00

   ☐ Resubmittal, Fees Previously Paid

2. **Send one paper copy and one e-copy on compact disk of the entire closure package** to the Regional Project Manager assigned to your site. Submit as *unbound, separate documents* in the order and with the titles prescribed by this form. For electronic document submittal requirements, see **http://dnr.wi.gov/files/PDF/pubs/rr/RR690.pdf.**

Site Summary

If any portion of the Site Summary Section is not relevant to the case closure request, you must fully explain the reasons why in the relevant section of the form. All information submitted shall be legible. Providing illegible information will result in a submittal being considered incomplete until corrected.

1. General Site Information and Site History

A. Site Location: Describe the physical location of the site, both generally and specific to its immediate surroundings.
The subject property is located in the southeast 1/4 of the northwest 1/4 of Section 03, Township 06 North, Range 21 East, and is comprised of two parcels of land identified with the address of 7030 W. National Avenue (parcel identification numbers 453-027-2000 and 453-027-0001), generally located east of S. 71st Street and north of W. National Avenue. A single-story 19,220 square foot building is present on the 453-027-2000 parcel and the associated parking lot occupies the 453-027-0001 parcel to the north.

B. Prior and current site usage: Specifically describe the current and historic occupancy and types of use.
The property has been used since approximately 1947 for auto sales and repair. Since 2009 the site building has been vacant.

C. Current zoning (e.g., industrial, commercial, residential) for the site and for neighboring properties, and how verified (Provide documentation in Attachment G).
The property located at 7030 W. National Avenue is zoned C-2, Neighborhood Commercial District. The properties adjoining the site to the west, south, and east are zoned for commercial use. Properties to the north of the parking lot consist of single family homes that are part of a residential development.

D. Describe how and when site contamination was discovered.
Based on a Phase I ESA completed by Key Engineering Group (Key) in July 2014, Key identified a closed leaking underground storage tank (LUST) at the site with contamination from engine waste oil. AECOM reviewed this Phase I ESA and identified the following additional environmental issues: 1) the use of the property since 1947 for auto sales/repair; 2) the use of hydraulic lifts in the service area; 3) a trench drain located in the service area; 4) the use of a former 300-gallon AST; 5) the documented waste storage areas; and 6) historic use of parts washers.

A Phase II ESA was completed by AECOM in March 2015. Total PCBs were detected in soil samples exceeding the NR 720 RCLs. Soil and groundwater samples analyzed for Volatile Organic Compounds (VOCs) and Semi-Volatile Organic Compounds (SVOCs) did not yield any WAC Chapter NR 140 Enforcement Standard (NR 140 ES) or WAC Chapter NR 140 Preventative Action Level (NR 140 PAL) exceedances. Neither VOCs nor SVOC impacts were detected above their respective NR 720 RCLs, NR 140 ESs, or NR 140 PALs. Additional site investigation activities conducted later in 2015 focused on delineating PCB impacts at the site.

E. Describe the type(s) and source(s) or suspected source(s) of contamination.
The apparent source of PCB impacts at the site is the former hydraulic lift area, located near the north side of the existing site building.

F. Other relevant site description information (or enter Not Applicable).
Not applicable

G. List BRRTS activity/site name and number for BRRTS activities at this source property, including closed cases.
03-41-190324 - Expert Automotive Service (Closed LUST)
02-41-563932 - Expert Automotive Service (Open ERP; addressed by this closure request)
07-41-563664 - Expert Automotive Service (General Property)

H. List BRRTS activity/site name(s) and number(s) for all properties immediately adjacent to (abutting) this source property.
03-41-561273 - 7033 W National Ave Property (Open LUST; adjacent to the south across W National Ave)

2. General Site Conditions

A. Soil/Geology

i. Describe soil type(s) and relevant physical properties, thickness of soil column across the site, vertical and lateral variations in soil types.
The native surficial soils in the vicinity of the Site consist generally of the Ozaukee-Morley-Mequon Association. The Ozaukee-Morley-Mequon Association consists of well-drained to somewhat poorly-drained soils that have a subsoil of silty clay loam and silty clay. The soils were formed in thin loess and silty clay loam glacial till on moraines.

Glacial till deposits found below the surficial soils in the subject property vicinity are mapped as the Oak Creek Formation. The Oak Creek formation consists of fine-textured glacial till, lacustrine clay, silt, and sand, and some glaciofluvial sand and gravel.

Soils at the site generally consisted of clay to silty clay with relatively thin, discontinuous layers of sand and silty sand.

ii. Describe the composition, location and lateral extent, and depth of fill or waste deposits on the site.
Approximately 1.5 feet of fill material is identified on the geologic cross-sections, and is depicted on Figure B.3.a. Based on the soil boring logs, black foundry sand was encountered in soil boring GP-10 to a terminal depth of approximately 0.8 feet.

iii. Describe the depth to bedrock, bedrock type, competency and whether or not it was encountered during the investigation.
The bedrock formation underlying the Site is dolomite. The depth to bedrock is anticipated to be within 100 feet of the existing ground surface.

iv. Describe the nature and locations of current surface cover(s) across the site (e.g., natural vegetation, landscaped areas, gravel, hard surfaces, and buildings).
The areal extent of the 453-027-2000 parcel consists almost entirely of the existing 19,220-square-foot single-story building. Small areas not covered by the site building are covered with asphalt or concrete pavement. The areal extent of the 453-027-0001 parcel consists of an approximately 7,400 square-foot asphalt-paved parking lot.

B. Groundwater

i. Discuss depth to groundwater and piezometric elevations. Describe and explain depth variations, including high and low water table elevation and whether free product affects measurement of water table elevation. Describe the stratigraphic unit(s) where water table was found or which were measured for piezometric levels.
AECOM installed ten small-diameter monitoring wells on-site in March 2015. These wells are screened from 5 to 15 feet bgs with sand filter packs and bentonite annular space seals. Depth to groundwater in these wells ranges from 3.78 to 8.20 feet below the top of monitoring well casing in October 2015, corresponding to groundwater elevations ranging from 719.98 to 723.52 feet MSL relative to the NAVD 88 vertical survey datum.

ii. Discuss groundwater flow direction(s), shallow and deep. Describe and explain flow variations, including fracture flow if present.
The regional groundwater flow direction is to the east towards Lake Michigan. Shallow groundwater is likely perched and flows generally to the west, north, and east, shown on Figure B.3.c.

iii. Discuss groundwater flow characteristics: hydraulic conductivity, flow rate and permeability, or state why this information was not obtained.
Shallow groundwater flows generally to the west, north, and east. Hydraulic conductivity and flow rate are expected to vary in direction and magnitude across the site, and have not been calculated since there are no confirmed groundwater quality impacts. Likewise, soil permeability testing was not conducted.

iv. Identify and describe locations/distance of potable and/or municipal wells within 1200 feet of the site. Include general summary of well construction (geology, depth of casing, depth of screened or open interval).
The entire City of West Allis receives drinking water from Lake Michigan through the Milwaukee Waterworks. Groundwater supply wells are not used to supply municipal potable water.

3. Site Investigation Summary

A. General

i. Provide a brief summary of the site investigation history. Reference previous submittals by name and date. Describe site investigation activities undertaken since the last submittal for this project and attach the appropriate documentation in Attachment C, if not previously provided.
A Phase I ESA was conducted by Key Engineering Group (Key), as documented in a report dated July 21, 2014. The WDNRs Remediation Redevelopment (RR) sites map and BRRTS on the Web database include the subject site as a closed LUST site, with soil contamination from engine waste oil. Key identified a closed LUST case on the subject property as the only Recognized Environmental Concern (REC), due to the assumption that vapor intrusion potential had not been identified prior to case closure. A limited Soil Vapor Study was also conducted by Key (report dated December 17, 2014). Analytical testing was limited to analysis of one soil vapor probe, located in the vicinity of the former UST cavity. The results of the survey reported soil vapors were not detected above constituents' Vapor Risk Screening Levels.
AECOM reviewed the Key Phase I ESA and identified the following additional environmental issues:
1) the use of the property since 1947 for auto sales/repair; 2) the use of hydraulic lifts in the service area; 3) a trench drain located in the service area; 4) the use of a former 300-gallon AST; 5) the documented waste storage areas; and 6) historic use of parts washers. Based on AECOM's review of the historical activity at the site, additional Site Investigation activities were conducted to determine if any of the above property uses resulted in a release to soil and/or groundwater at the subject property.

AECOM conducted a Phase II ESA and reported the findings on March 25, 2015. During the Phase II ESA, AECOM advanced five soil probes and submitted two soil samples at each probe location for laboratory analysis. Following completion of the soil probes, small diameter monitoring wells were installed and groundwater samples were collected. Total PCBs were detected in soil samples exceeding the NR 720 RCLs, for the industrial and the non-industrial direct contact, and the groundwater pathway in a soil sample collected from GP-3 (2 to 3 feet below ground surface [bgs]). PCB detections exceeded the groundwater pathway NR 720 RCLs in a soil sample collected from GP-1 (8 to 9 feet bgs). Soil and groundwater samples analyzed for Volatile Organic Compounds (VOCs) and Semi-Volatile Organic Compounds (SVOCs) did not yield any WAC Chapter NR 140 Enforcement Standard (NR 140 ES) or WAC Chapter

NR 140 Preventative Action Level (NR 140 PAL) exceedances. Neither VOCs nor SVOC impacts were detected above their respective NR 720 RCLs, NR 140 ESs, or NR 140 PALs.

Additional site investigation activities were conducted in 2015. Soil analytical testing conducted in July 2015 included only PCB analysis to define the extent of PCBs in ground water and soil. Analytical results indicated there were no PCBs detected in the samples collected from boring GP-6 through GP-10. Four water samples were collected and submitted for VOC analysis on March 2, 2015, and indicated no detectable VOCs except for one detect of chloromethane at GP-1 (1.5 µg/L). VOC detects were below NR 140 ES and NR 140 PAL limits. No sample was collected from GP-4 due to lack of groundwater recharge within the well.

In response to PCBs detected in soil samples from GP-1 and GP-3, three groundwater samples were collected from select wells (GP-1, GP-3, and GP-4) and submitted for PCB analysis on June 15, 2015. Detectable concentrations of PCBs were detected at GP-1 (0.49 µg/L) and GP-3 (0.35 µg/L) above the NR 140 ES limits. Seven groundwater samples and one duplicate sample were collected and submitted for PCB analysis between July 28 and 30, 2015. Analytical results in July reveal PCB detections exceeding NR 140 ESs occurred at GP-3 (0.44 J µg/L). A confirmation sampling event took place on October 23, 2015 and samples were collected from select wells (GP-1, GP-2, GP-3, and GP-8). After discussions with the WDNR, prior to this sampling event, a decision was made to collect one filtered and one un-filtered sample from GP-1 and GP-3. The filtered sample was to remove any sediment that may be impacting the PCB groundwater results. A filtered sample was collected from GP-1; however there was not enough groundwater present to collect an un-filtered sample. During this sampling event, filtered and un-filtered samples were collected at GP-3. PCBs were not detected in the samples collected from the selected wells. Monitoring wells GP1, GP-2, GP-3, and GP-8 were sampled again by Ramboll Environ in March 2017. PCBs were not detected in any of the samples collected at this time. Based on the very low concentrations of PCBs in the soil samples; and in consideration of the fine-grained environment which can produce silty groundwater samples, and the lack of reproducibility during the latter sample events; it appears that the earlier detections of PCBs represent false positives related to suspended sediment in the water samples. No additional groundwater sampling is recommended at this time.

ii. Identify whether contamination extends beyond the source property boundary, and if so describe the media affected (e.g., soil, groundwater, vapors and/or sediment, etc.), and the vertical and horizontal extent of impacts.

Detectable concentrations of PCBs in soil and groundwater have been defined to within the property boundary.

iii. Identify any structural impediments to the completion of site investigation and/or remediation and whether these impediments are on the source property or off the source property. Identify the type and location of any structural impediment (e.g., structure) that also serves as the performance standard barrier for protection of the direct contact or the groundwater pathway.

The existing site building did not impede site investigation activities.

B. Soil

i. Describe degree and extent of soil contamination. Relate this to known or suspected sources and known or potential receptors/migration pathways.

Concentrations of PCBs in soil have been detected in the northern portion of the building near the former waste oil tank located near the hydraulic lifts. Waste oil containing PCBs is the apparent source of PCBs to site soil and groundwater. Aroclor 1248 was detected at a concentration of 59.1 J micrograms per kilogram (µg/kg) in boring GP-1 from 8-9 feet bgs and Aroclor 1254 was detected at a concentration of 1,030 µg/kg in boring GP-3 from 2-3 feet bgs during soil sampling conducted in February 2015.

ii. Describe the concentration(s) and types of soil contaminants found in the upper four feet of the soil column.

Aroclor 1254 was detected at a concentration of 1,030 µg/kg in one boring (GP-3 from 2-3 feet bgs) during soil sampling conducted in February 2015. The remaining six soil samples tested did not detect PCBs in the upper four feet of the soil column.

iii. Identify the ch. NR 720, Wis. Adm. Code, method used to establish the soil cleanup standards for this site. This includes a soil performance standard established in accordance with s. NR 720.08, a Residual Contaminant Level (RCL) established in accordance with s. NR 720.10 that is protective of groundwater quality, or an RCL established in accordance with s. NR 720.12 that is protective of human health from direct contact with contaminated soil. Identify the land use classification that was used to establish cleanup standards. Provide a copy of the supporting calculations/ information in Attachment C.

Generic soil RCLs were used as soil cleanup standards for this site.

C. Groundwater

i. Describe degree and extent of groundwater contamination. Relate this to known or suspected sources and known or potential receptors/migration pathways. Specifically address any potential or existing impacts to water supply wells or interception with building foundation drain systems.

PCBs were detected in groundwater samples collected from small diameter monitoring wells installed at GP-1 and GP-3, located near the former waste oil tank and the hydraulic lifts. Aroclor 1248 was detected at a concentration of 0.49J µg/kg at GP-1 in June 2015. These initial detections are believed to represent false positives resulting from the

presence of suspended sediment in groundwater samples. PCBs were not detected at GP-1 in an unfiltered groundwater sample collected from this location in July 2015 or in a filtered groundwater sample collected from this location in October 2015. Aroclor 1254 was detected at a concentration of 0.35 J µg/kg in boring GP-3 in June 2016, and at concentrations of 0.26 J and 0.44 J in duplicate groundwater samples collected in July 2015. PCBs were not detected in either the filtered or unfiltered groundwater samples collected from GP-3 in October 2015. Monitoring wells GP1, GP-2, GP-3, and GP-8 were sampled again by Ramboll Environ in March 2017. PCBs were not detected in any of the samples collected at this time.

ii. Describe the presence of free product at the site, including the thickness, depth, and locations. Identify the depth and location of the smear zone.

Free product is not present at the site.

D. Vapor

i. Describe how the vapor migration pathway was assessed, including locations where vapor, soil gas, or indoor air samples were collected. If the vapor pathway was not assessed, explain reasons why.

One soil vapor probe was advanced in the former UST cavity by Key in December 2014. Soil vapors were not detected above the constituents' Vapor Risk Screening Levels. Given the low volatility of PAHs and PCBs with no VOCs detected, vapor intrusion is not considered a concern for this property.

ii. Identify the applicable DNR action levels and the land use classification used to establish them. Describe where the DNR action levels were reached or exceeded (e.g., sub slab, indoor air or both).

Soil vapors were not detected above the constituents' Vapor Risk Screening Levels.

E. Surface Water and Sediment

i. Identify whether surface water and/or sediment was assessed and describe the impacts found. If this pathway was not assessed, explain why.

Surface water and sediment are not present at the site; thus, no samples were collected.

ii. Identify any surface water and/or sediment action levels used to assess the impacts for this pathway and how these were derived. Describe where the DNR action levels were reached or exceeded.

Surface water and sediment are not present at the site; thus, no samples were collected.

4. Remedial Actions Implemented and Residual Levels at Closure

A. General: Provide a brief summary of the remedial action history. List previous remedial action report submittals by name and date. Identify remedial actions undertaken since the last submittal for this project and provide the appropriate documentation in Attachment C.

Site investigation activities identified the presence of PCBs and low concentrations of PAHs in the shallow soil and PCBs in the shallow groundwater at the property. No VOCs were detected in either shallow soil or groundwater. No remedial action has been taken at the site.

B. Describe any immediate or interim actions taken at the site under ch NR 708, Wis. Adm. Code.

No immediate or interim actions were taken at the site.

C. Describe the *active* remedial actions taken at the source property, including: type of remedial system(s) used for each media affected; the size and location of any excavation or in-situ treatment; the effectiveness of the systems to address the contaminated media and substances; operational history of the systems; and summarize the performance of the active remedial actions. Provide any system performance documentation in Attachment A.7.

No active remedial actions were taken at the site.

D. Describe the alternatives considered during the Green and Sustainable Remediation evaluation in accordance with NR 722.09 and any practices implemented as a result of the evaluation.

No remedial action was completed at the site.

E. Describe the nature, degree and extent of residual contamination that will remain at the source property or on other affected properties after case closure.

Aroclor 1248 was detected at a concentration of 59.1 J micrograms per kilogram (µg/kg) in soil from boring GP-1 from 8-9 feet bgs and Aroclor 1254 was detected at a concentration of 1,030 µg/kg in soil from boring GP-3 from 2-3 feet bgs during soil sampling conducted in February 2015. PCBs were not detected in the final round of groundwater samples collected from on-site small diameter monitoring wells.

F. Describe the residual soil contamination within four feet of ground surface (direct contact zone) that attains or exceeds RCLs established under s. NR 720.12, Wis. Adm. Code, for protection of human health from direct contact.

Aroclor 1254 was detected at a concentration of 1,030 µg/kg in boring GP-3 from 2-3 feet bgs during soil sampling conducted in February 2015.

G. Describe the residual soil contamination that is above the observed low water table that attains or exceeds the soil standard(s) for the groundwater pathway.

Aroclor 1248 was detected at a concentration of 59.1 J micrograms per kilogram (µg/kg) in boring GP-1 from 8-9 feet bgs during soil sampling conducted in February 2015.

H. Describe how the residual contamination will be addressed, including but not limited to details concerning: covers, engineering controls or other barrier features; use of natural attenuation of groundwater; and vapor mitigation systems or measures.

The property currently contains a building with slab on grade foundation with partial basement, and is surrounded by paved surfaces. Under current conditions, completion of the direct contact pathway for PCBs is prevented by the existing building floor slab. Maintenance of building floor slabs and pavements onsite will be necessary to mitigate the direct contact pathway to PCBs in the shallow subsurface or to mitigate the soil to groundwater pathway. In the event that the existing site building is razed, the direct contact barrier will need to be replaced or PCB-impacted material will need to be removed.

I. If using natural attenuation as a groundwater remedy, describe how the data collected supports the conclusion that natural attenuation is effective in reducing contaminant mass and concentration (e.g., stable or receding groundwater plume).

PCBs were not confirmed in the groundwater samples collected from on-site small diameter monitoring wells.

J. Identify how all exposure pathways (soil, groundwater, vapor) were removed and/or adequately addressed by immediate, interim and/or remedial action(s).

Potential exposures to receptors include direct contact with contaminated soils, inhalation of contaminated soil/dust, and groundwater transport. The property currently contains a building with slab on grade foundation with partial basement, and is surrounded by paved surfaces. Under current conditions, the direct contact pathway for PAHs and PCBs is incomplete. Given the low volatility of PAHs and PCBs with no VOCs detected, vapor intrusion is not considered a concern for this property.

The subject property is served by the Milwaukee Metropolitan Sewer District (MMSD) municipal water supply and sanitary sewer. The City of West Allis supplies the site. The City of West Allis obtains water from, and MMSD obtains water from Lake Michigan for its potable water supply. There are no users of groundwater at the property and no confirmed groundwater contamination.

K. Identify any system hardware anticipated to be left in place after site closure, and explain the reasons why it will remain.

No system hardware was installed at the site.

L. Identify the need for a ch. NR 140, Wis. Adm. Code, groundwater Preventive Action Limit (PAL) or Enforcement Standard (ES) exemption, and identify the affected monitoring points and applicable substances.

PCBs were not confirmed in the groundwater samples collected from on-site small diameter monitoring wells. Therefore, a PAL or ES exemption will not be necessary.

M. If a DNR action level for vapor intrusion was exceeded (for indoor air, sub slab, or both) describe where it was exceeded and how the pathway was addressed.

Not applicable

N. Describe the surface water and/or sediment contaminant concentrations and areas after remediation. If a DNR action level was exceeded, describe where it was exceeded and how the pathway was addressed.

Not applicable

5. Continuing Obligations: Situations where sites, including all affected properties and rights-of-way (ROWs), are included on the DNR's GIS Registry. In certain situations, maintenance plans are also required, and must be included in Attachment D.

Directions: For each of the 3 property types below, check all situations that apply to this closure request.

(NOTE: Monitoring wells to be transferred to another site are addressed in Attachment E.)

	This situation applies to the following property or Right of Way (ROW): Property Type:			Case Closure Situation - Continuing Obligation Inclusion on the GIS Registry is Required (ii. - xiv.)	Maintenance Plan Required
	Source Property	Affected Property (Off-Source)	ROW		
i.	☐	☒	☒	None of the following situations apply to this case closure request.	NA
ii.	☐	☐	☐	Residual groundwater contamination exceeds ch. NR 140 ESs.	NA
iii.	☒	☐	☐	Residual soil contamination exceeds ch. NR 720 RCLs.	NA
iv.				Monitoring Wells Remain:	
	☐	☐	☐	• Not Abandoned (filled and sealed)	NA
	☐	☐	☐	• Continued Monitoring (requested or required)	Yes
v.	☒	☐	☐	Cover/Barrier/Engineered Cover or Control for (soil) direct contact pathways (includes vapor barriers)	Yes
vi.	☒	☐	☐	Cover/Barrier/Engineered Cover or Control for (soil) groundwater infiltration pathway	Yes
vii.	☐	☐	☐	Structural Impediment: impedes completion of investigation or remedial action (not as a performance standard cover)	NA
viii.	☐	☐	☐	Residual soil contamination meets NR 720 industrial soil RCLs, land use is classified as industrial	NA
ix.	☐	☐	NA	Vapor Mitigation System (VMS) required due to exceedances of vapor risk screening levels or other health based concern	Yes
x.	☐	☐	NA	Vapor: Dewatering System needed for VMS to work effectively	Yes
xi.	☐	☐	NA	Vapor: Compounds of Concern in use: full vapor assessment could not be completed	NA
xii	☐	☐	NA	Vapor: Commercial/industrial exposure assumptions used.	NA
xiii.	☐	☐	☐	Vapor: Residual volatile contamination poses future risk of vapor intrusion	NA
xiv.	☐	☐	☐	Site-specific situation: (e. g., fencing, methane monitoring, other) (*discuss with project manager before submitting the closure request*)	Site specific

6. Underground Storage Tanks

A. Were any tanks, piping or other associated tank system components removed as part of the investigation or remedial action? ○ Yes ◉ No

B. Do any upgraded tanks meeting the requirements of ch. ATCP 93, Wis. Adm. Code, exist on the property? ○ Yes ○ No

C. If the answer to question 6.B. is yes, is the leak detection system currently being monitored? ○ Yes ○ No

General Instructions

All information shall be legible. Providing illegible information will result in a submittal being considered incomplete until corrected. For each attachment (A-G), provide a Table of Contents page, listing all 'applicable' and 'not applicable' items by Closure Form titles (e.g., A.1. Groundwater Analytical Table, A.2. Soil Analytical Results Table, etc.). If any item is 'not applicable' to the case closure request, you must fully explain the reasons why.

Data Tables (Attachment A)

Directions for Data Tables:

- Use **bold** and italics font for information of importance on tables and figures. Use **bold** font for ch. NR 140, Wis. Adm. Code ES attainments or exceedances, and *italicized font* for ch. NR 140, Wis. Adm. Code, PAL attainments or exceedances.
- Use **bold** font to identify individual ch. NR 720 Wis. Adm. Code RCL exceedances. Tables should also include the corresponding groundwater pathway and direct contact pathway RCLs for comparison purposes. Cumulative hazard index and cumulative cancer risk exceedances should also be tabulated and identified on Tables A.2 and A.3.
- Do not use shading or highlighting on the analytical tables.
- Include on Data Tables the level of detection for results which are below the detection level (i.e., do not just list as no detect (ND)).
- Include the units on data tables.
- Summaries of all data must include information collected by previous consultants.
- Do not submit lab data sheets unless these have not been submitted in a previous report. Tabulate all data required in s. NR 716.15 (3)(c), Wis. Adm. Code, in the format required in s. NR 716.15(4)(e), Wis. Adm. Code.
- Include in Attachment A all of the following tables, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: A.1. Groundwater Analytical Table; A.2. Soil Analytical Results Table, etc.).
- For required documents, each table (e.g., A.1., A.2., etc.) should be a separate Portable Document Format (PDF).

A. Data Tables

A.1. **Groundwater Analytical Table(s):** Table(s) showing the analytical results and collection dates for all groundwater sampling points (e.g., monitoring wells, temporary wells, sumps, extraction wells, potable wells) for which samples have been collected.

A.2. **Soil Analytical Results Table(s):** Table(s) showing **all** soil analytical results and collection dates. Indicate if sample was collected above or below the observed low water table (unsaturated versus saturated).

A.3. **Residual Soil Contamination Table(s):** Table(s) showing the analytical results of only the residual soil contamination at the time of closure. This table shall be a subset of table A.2 and should include only the soil sample locations that exceed an RCL. Indicate if sample was collected above or below the observed low water table (unsaturated versus saturated). Table A.3 is optional only if a total of fewer than 15 soil samples have been collected at the site.

A.4. **Vapor Analytical Table(s)**: Table(s) showing type(s) of samples, sample collection methods, analytical method, sample results, date of sample collection, time period for sample collection, method and results of leak detection, and date, method and results of communication testing.

A.5. **Other Media of Concern (e.g., sediment or surface water)**: Table(s) showing type(s) of sample, sample collection method, analytical method, sample results, date of sample collection, and time period for sample collection.

A.6. **Water Level Elevations:** Table(s) showing all water level elevation measurements and dates from all monitoring wells. If present, free product should be noted on the table.

A.7. **Other:** This attachment should include: 1) any available tabulated natural attenuation data; 2) data tables pertaining to engineered remedial systems that document operational history, demonstrate system performance and effectiveness, and display emissions data; and (3) any other data tables relevant to case closure not otherwise noted above. If this section is not applicable, please explain the reasons why.

Maps, Figures and Photos (Attachment B)

Directions for Maps, Figures and Photos:

- Provide on paper no larger than 11 x 17 inches, unless otherwise directed by the Department. Maps and figures may be submitted in a larger electronic size than 11 x 17 inches, in a PDF readable by the Adobe Acrobat Reader. However, those larger-size documents must be legible when printed.
- Prepare visual aids, including maps, plans, drawings, fence diagrams, tables and photographs according to the applicable portions of ss. NR 716.15(4), 726.09(2) and 726.11(3), (5) and (6), Wis. Adm. Code.
- Include all sample locations.
- Contour lines should be clearly labeled and defined.
- Include in Attachment B all of the following maps and figures, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: B.1. Location Map; B.2. Detailed Site Map, etc).
- For the electronic copies that are required, each map (e.g., B.1.a., B.2.a, etc.,) should be a separate PDF.
- Maps, figures and photos should be dated to reflect the most recent revision.

B.1. Location Maps

B.1.a. **Location Map:** A map outlining all properties within the contaminated site boundaries on a United States Geological Survey (U.S.G.S.) topographic map or plat map in sufficient detail to permit easy location of all affected and/or adjacent parcels. If groundwater standards are exceeded, include the location of all potable wells, including municipal wells, within 1200 feet of the area of contamination.

B.1.b. **Detailed Site Map:** A map that shows all relevant features (buildings, roads, current ground surface cover, individual property boundaries for all affected properties, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination attaining or exceeding a ch. NR 140 ES, and/or in relation to the boundaries of soil contamination attaining or exceeding a RCL. Provide parcel identification numbers for all affected properties.

B.1.c. **RR Sites Map:** From RR Sites Map (http://dnrmaps.wi.gov/sl/?Viewer=RR Sites) attach a map depicting the source property, and all open and closed BRRTS sites within a half-mile radius or less of the property.

B.2. Soil Figures

B.2.a. **Soil Contamination:** Figure(s) showing the location of **all** identified unsaturated soil contamination. Use a single contour to show the horizontal extent of each area of contiguous soil contamination that exceeds a soil to groundwater pathway RCL as determined under ch. NR 720.Wis. Adm. Code. A separate contour line should be used to indicate the horizontal extent of each area of contiguous soil contamination that exceeds a direct contact RCL exceedances (0-4 foot depth).

B.2.b. **Residual Soil Contamination:** Figure(s) showing only the locations of soil samples where unsaturated soil contamination remains at the time of closure (locations represented in Table A.3). Use a single contour to show the horizontal extent of each area of contiguous soil contamination that exceeds a soil to groundwater pathway RCL as determined under ch. NR 720 Wis. Adm. Code. A separate contour line should be used to indicate the horizontal extent of each area of contiguous soil contamination that exceeds a direct contact RCL exceedence (0-4 foot depth).

B.3. Groundwater Figures

B.3.a. **Geologic Cross-Section Figure(s):** One or more cross-section diagrams showing soil types and correlations across the site, water table and piezometric elevations, and locations and elevations of geologic rock units, if encountered. Display on one or more figures all of the following:

- Source location(s) and vertical extent of residual soil contamination exceeding an RCL. Distinguish between direct contact and the groundwater pathway RCLs.
- Source location(s) and lateral and vertical extent if groundwater contamination exceeds ch. NR 140 ES.
- Surface features, including buildings and basements, and show surface elevation changes.
- Any areas of active remediation within the cross section path, such as excavations or treatment zones.
- Include a map displaying the cross-section location(s), if they are not displayed on the Detailed Site Map (Map B.1.b.)

B.3.b. **Groundwater Isoconcentration:** Figure(s) showing the horizontal extent of the post-remedial groundwater contamination exceeding a ch. NR 140, Wis. Adm. Code, PAL and/or an ES. Indicate the date and direction of groundwater flow based on the most recent sampling data.

B.3.c. **Groundwater Flow Direction:** Figure(s) representing groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit two groundwater flow maps showing the maximum variation in flow direction.

B.3.d. **Monitoring Wells:** Figure(s) showing all monitoring wells, with well identification number. Clearly designate any wells that: (1) are proposed to be abandoned; (2) cannot be located; (3) are being transferred; (4) will be retained for further sampling, or (5) have been abandoned.

B.4. Vapor Maps and Other Media

B.4.a. **Vapor Intrusion Map:** Map(s) showing all locations and results for samples taken to investigate the vapor intrusion pathway in relation to residual soil and groundwater contamination, including sub-slab, indoor air, soil vapor, soil gas, ambient air, and communication testing. Show locations and footprints of affected structures and utility corridors, and/or where residual contamination poses a future risk of vapor intrusion.

B.4.b. **Other media of concern (e.g., sediment or surface water):** Map(s) showing all sampling locations and results for other media investigation. Include the date of sample collection and identify where any standards are exceeded.

B.4.c. **Other:** Include any other relevant maps and figures not otherwise noted above. (This section may remain blank).

B.5. Structural Impediment Photos: One or more photographs documenting the structural impediment feature(s) which precluded a complete site investigation or remediation at the time of the closure request. The photographs should document the area that could not be investigated or remediated due to a structural impediment. The structural impediment should be indicated on Figures B.2.a and B.2.b.

Documentation of Remedial Action (Attachment C)

Directions for Documentation of Remedial Action:

- Include in Attachment C all of the following documentation, in the order prescribed below, with the specific Closure Form titles noted on the separate attachments (e.g., Title: C.1. Site Investigation Documentation; C.2. Investigative Waste, etc.).
- If the documentation requested below has already been submitted to the DNR, please note the title and date of the report for that particular document requested.

C.1. **Site investigation documentation,** that has not otherwise been submitted with the Site Investigation Report.

C.2. **Investigative waste** disposal documentation.

C.3. Provide a **description of the methodology** used along with all supporting documentation if the RCLs are different than those contained in the Department's RCL Spreadsheet available at: http://dnr.wi.gov/topic/Brownfields/Professionals.html.

C.4. **Construction documentation** or as-built report for any constructed remedial action or portion of, or interim action specified in s. NR 724.02(1), Wis. Adm. Code.

C.5. **Decommissioning of Remedial Systems.** Include plans to properly abandon any systems or equipment.

C.6. **Other**. Include any other relevant documentation not otherwise noted above (This section may remain blank).

Maintenance Plan(s) and Photographs (Attachment D)

Directions for Maintenance Plans and Photographs:

Attach a maintenance plan for each affected property (source property, each off-source affected property) with continuing obligations requiring future maintenance (e.g., direct contact, groundwater protection, vapor intrusion). See Site Summary section 5 for all affected property(s) requiring a maintenance plan. Maintenance plan guidance and/or templates for: 1) Cover/barrier systems; 2) Vapor intrusion; and 3) Monitoring wells, can be found at: http://dnr.wi.gov/topic/Brownfields/Professionals.html#tabx3

D.1. **Descriptions of maintenance action(s) required for maximizing effectiveness of the engineered control, vapor mitigation system, feature or other action for which maintenance is required:**

- Provide brief descriptions of the type, depth and location of residual contamination.

- Provide a description of the system/cover/barrier/monitoring well(s) to be maintained.
- Provide a description of the maintenance actions required for maximizing effectiveness of the engineered control, vapor mitigation system, feature or other action for which maintenance is required.
- Provide contact information, including the name, address and phone number of the individual or facility who will be conducting the maintenance.

D.2. **Location map(s) which show(s):** (1) the feature that requires maintenance; (2) the location of the feature(s) that require(s) maintenance - on and off the source property; (3) the extent of the structure or feature(s) to be maintained, in relation to other structures or features on the site; (4) the extent and type of residual contamination; and (5) all property boundaries.

D.3. **Photographs** for site or facilities with a cover or other performance standard, a structural impediment or a vapor mitigation system, include one or more photographs documenting the condition and extent of the feature at the time of the closure request. Pertinent features shall be visible and discernible. Photographs shall be submitted with a title related to the site name and location, and the date on which it was taken.

D.4. **Inspection log**, to be maintained on site, or at a location specified in the maintenance plan or approval letter. The inspection and maintenance log is found at: http://dnr.wi.gov/files/PDF/forms/4400/4400-305.pdf.

Monitoring Well Information (Attachment E)

Directions for Monitoring Well Information:
For all wells that will remain in use, be transferred to another party, or that could not be located; attach monitoring well construction and development forms (DNR Form 4400-113 A and B: http://dnr.wi.gov/topic/groundwater/documents/forms/4400_113_1_2.pdf)

Select One:

- ○ No monitoring wells were installed as part of this response action.
- ◉ All monitoring wells have been located and will be properly abandoned upon the DNR granting conditional closure to the site
- ○ ***Select One or More:***
  - ☐ Not all monitoring wells can be located, despite good faith efforts. Attachment E must include a description of efforts made to locate the wells.
  - ☐ One or more wells will remain in use at the site after this closure. Attachment E must include documentation as to the reason (s) the well(s) will remain in use. When one or more monitoring wells will remain in use this is considered a continuing obligation and a maintenance plan will be required and must be included in Attachment D.
  - ☐ One or more monitoring wells will be transferred to another owner upon case closure being granted. Attachment E should include documentation identifying the name, address and email for the new owner(s). Provide documentation from the party accepting future responsibility for monitoring well(s).

Source Legal Documents (Attachment F)

Directions for Source Legal Documents:
Label documents with the specific closure form titles (e.g., F.1. Deed, F.2. Certified Survey Map, etc.). Include all of the following documents, in the order listed:

F.1. **Deed:** The most recent deed with legal description clearly listed.

Note: *If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.*

F.2. **Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. In cases where the certified survey map or recorded plat map are not legible or are unavailable, a copy of a parcel map from a county land information office may be substituted. A copy of a parcel map from a county land information office shall be legible, and the parcels identified in the legal description shall be clearly identified and labeled with the applicable parcel identification number.

F.3. **Verification of Zoning**: Documentation (e.g., official zoning map or letter from municipality) of the property's or properties' current zoning status.

F.4. **Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description(s) accurately describe(s) the correct contaminated property or properties. This section applies to the source property only. Signed statements for Other Affected Properties should be included in Attachment G.

Notifications to Owners of Affected Properties (Attachment G)

Directions for Notifications to Owners of Affected Properties:
Complete the table on the following page for sites which require notification to owners of affected properties pursuant to ch. 292, Wis. Stats. and ch. NR 725 and 726, Wis. Adm. Code. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records law [ss. 19.31- 19.39,Wis. Stats.]. The DNR's "Guidance on Case Closure and the Requirements for Managing Continuing Obligations" (PUB-RR-606) lists specific notification requirements http://dnr.wi.gov/files/PDF/pubs/rr/RR606.pdf.

State law requires that the responsible party provide a 30-day, written advance notification to certain persons prior to applying for case closure. This requirement applies if: (1) the person conducting the response action does not own the source property; (2) the contamination has migrated onto another property; and/or (3) one or more monitoring wells will not be abandoned. Use form 4400-286, Notification of Continuing Obligations and Residual Contamination, at http://dnr.wi.gov/files/PDF/forms/4400/4400-286.pdf

Include a copy of each notification sent and accompanying proof of delivery, i.e., return receipt or signature confirmation. (These items will not be placed on the GIS Registry.)

Include the following documents for each property, keeping each property's documents grouped together and labeled with the letter G and the corresponding ID number from the table on the following page. (Source Property documents should only be included in Attachment F):

- **Deed:** The most recent deed with legal descriptions clearly listed for all affected properties.
  Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- **Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. In cases where the certified survey map or recorded plat map are not legible or are unavailable, a copy of a parcel map from a county land information office may be substituted. A copy of a parcel map from a county land information office shall be legible, and the parcels identified in the legal description shall be clearly identified and labeled with the applicable parcel identification number.
- **Verification of Zoning:** Documentation (e.g., official zoning map or letter from municipality) of the property's or properties' current zoning status.
- **Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes the attached legal description(s) accurately describe(s) the correct contaminated property or properties.

Notifications to Owners of Affected Properties (Attachment G)

							Reasons Notification Letter Sent:													
ID	Address of Affected Property	Parcel ID No.	Date of Receipt of Letter	Type of Property Owner	WTMX	WTMY	Residual Groundwater Contamination = or > ES	Residual Soil Contamination Exceeds RCLs	Monitoring Wells: Not Abandoned	Monitoring Wells: Continued Monitoring	Cover/Barrier/Engineered Control	Structural Impediment	Industrial RCLs Met/Applied	Vapor Mitigation System(VMS)	Dewatering System Needed for VMS	Compounds of Concern in Use	Commercial/Industrial Vapor Exposure Assumptions Applied	Residual Volatile Contamination Poses Future Risk of Vapor Intrusion	Site Specification Situation
A																			
B																			
C																			
D																			

Signatures and Findings for Closure Determination

Check the correct box for this case closure request, and have either a professional engineer or a hydrogeologist, as defined in ch. NR 712, Wis. Adm. Code, sign this document.

☐ A response action(s) for this site addresses groundwater contamination (including natural attenuation remedies).

☒ The response action(s) for this site addresses media other than groundwater.

Engineering Certification

I _____ hereby certify that I am a registered professional engineer in the State of Wisconsin, registered in accordance with the requirements of ch. A-E 4, Wis. Adm. Code; that this case closure request has been prepared by me or prepared under my supervision in accordance with the Rules of Professional Conduct in ch. A-E 8, Wis. Adm. Code; and that, to the best of my knowledge, all information contained in this case closure request is correct and the document was prepared in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code. Specifically, with respect to compliance with the rules, in my professional opinion a site investigation has been conducted in accordance with ch. NR 716, Wis. Adm. Code, and all necessary remedial actions have been completed in accordance with chs. NR 140, NR 718, NR 720, NR 722, NR 724 and NR 726, Wis. Adm. Codes."

Printed Name	Title

Signature	Date	P.E. Stamp and Number

Hydrogeologist Certification

I Donna Volk hereby certify that I am a hydrogeologist as that term is defined in s. NR 712.03 (1), Wis. Adm. Code, and that, to the best of my knowledge, all of the information contained in this case closure request is correct and the document was prepared by me or prepared by me or prepared under my supervision and, in compliance with all applicable requirements in chs. NR 700 to 726, Wis. Adm. Code. Specifically, with respect to compliance with the rules, in my professional opinion a site investigation has been conducted in accordance with ch. NR 716, Wis. Adm. Code, and all necessary remedial actions have been completed in accordance with chs. NR 140, NR 718, NR 720, NR 722, NR 724 and NR 726, Wis. Adm. Codes."

Donna M. Volk P.G.	Senior Manager
Printed Name	Title

Donna M. Volk	5-25-17
Signature	Date

Attachment A.1 Groundwater Analytical Table
7030 W. National Avenue, West Allis, Wisconsin
Project No. 60340795

	Generic RCLs		GP-1				GP-2		GP-3						GP-4
Parameters	ES	PAL	3/2/2015	6/15/2015	7/30/2015	filtered 10/23/2015	3/2/2015	10/23/2015	3/2/2015	6/15/2015	7/28/2015	7/28/15 DUP	un-filtered 10/23/2015	filtered 10/23/2015	6/15/2015
VOCs (ug/kg)															
Benzene	**5**	*0.5*	<0.50	NA	NA	NA	<0.50	NA	<0.50	NA	NA	NA	NA	NA	NA
Bromobenzene	**--**	--	<0.23	NA	NA	NA	<0.23	NA	<0.23	NA	NA	NA	NA	NA	NA
Bromochloromethane	**--**	--	<0.34	NA	NA	NA	<0.34	NA	<0.34	NA	NA	NA	NA	NA	NA
Bromodichloromethane	**0.6**	*0.06*	<0.50	NA	NA	NA	<0.50	NA	<0.50	NA	NA	NA	NA	NA	NA
Bromoform	**4.4**	*0.44*	<0.50	NA	NA	NA	<0.50	NA	<0.50	NA	NA	NA	NA	NA	NA
Bromomethane	**10**	*1*	<2.4	NA	NA	NA	<2.4	NA	<2.4	NA	NA	NA	NA	NA	NA
n-Butylbenzene	**--**	--	<0.50	NA	NA	NA	<0.50	NA	<0.50	NA	NA	NA	NA	NA	NA
sec-Butylbenzene	**--**	--	<2.2	NA	NA	NA	<2.2	NA	<2.2	NA	NA	NA	NA	NA	NA
Carbon tetrachloride	**5**	*0.5*	<0.50	NA	NA	NA	<0.50	NA	<0.50	NA	NA	NA	NA	NA	NA
Chlorobenzene	**--**	--	<0.50	NA	NA	NA	<0.50	NA	<0.50	NA	NA	NA	NA	NA	NA
Chloroethane	**400**	*80*	<0.37	NA	NA	NA	<0.37	NA	<0.37	NA	NA	NA	NA	NA	NA
Chloroform	**6**	*0.6*	<2.5	NA	NA	NA	<2.5	NA	<2.5	NA	NA	NA	NA	NA	NA
Chloromethane	**30**	*3*	1.5	NA	NA	NA	<0.50	NA	<0.50	NA	NA	NA	NA	NA	NA
2-Chlorotoluene	**--**	--	<0.50	NA	NA	NA	<0.50	NA	<0.50	NA	NA	NA	NA	NA	NA
4-Chlorotoluene	**--**	--	<0.21	NA	NA	NA	<0.21	NA	<0.21	NA	NA	NA	NA	NA	NA
1,2-Dibromo-3-chloropropa	**0.2**	*0.02*	<2.2	NA	NA	NA	<2.2	NA	<2.2	NA	NA	NA	NA	NA	NA
Dibromochloromethane	**60**	*6*	<0.50	NA	NA	NA	<0.50	NA	<0.50	NA	NA	NA	NA	NA	NA
1,2-Dibromoethane (EDB)	**0.05**	*0.005*	<0.18	NA	NA	NA	<0.18	NA	<0.18	NA	NA	NA	NA	NA	NA
Dibromomethane	**--**	--	<0.43	NA	NA	NA	<0.43	NA	<0.43	NA	NA	NA	NA	NA	NA
1,2-Dichlorobenzene	**600**	*60*	<0.50	NA	NA	NA	<0.50	NA	<0.50	NA	NA	NA	NA	NA	NA
1,3-Dichlorobenzene	**600**	*120*	<0.50	NA	NA	NA	<0.50	NA	<0.50	NA	NA	NA	NA	NA	NA
1,4-Dichlorobenzene	**75**	*15*	<0.50	NA	NA	NA	<0.50	NA	<0.50	NA	NA	NA	NA	NA	NA
Dichlorodifluoromethane	**1,000**	*200*	<0.22	NA	NA	NA	<0.22	NA	<0.22	NA	NA	NA	NA	NA	NA
1,1-Dichloroethane	**850**	*85*	<0.24	NA	NA	NA	<0.24	NA	<0.24	NA	NA	NA	NA	NA	NA
1,2-Dichloroethane	**5**	*0.5*	<0.17	NA	NA	NA	<0.17	NA	<0.17	NA	NA	NA	NA	NA	NA
1,1-Dichloroethene	**7**	*0.7*	<0.41	NA	NA	NA	<0.41	NA	<0.41	NA	NA	NA	NA	NA	NA
cis-1,2-Dichloroethene	**70**	*7*	<0.26	NA	NA	NA	<0.26	NA	<0.26	NA	NA	NA	NA	NA	NA
trans-1,2-Dichloroethene	**100**	*20*	<0.26	NA	NA	NA	<0.26	NA	<0.26	NA	NA	NA	NA	NA	NA
1,2-Dichloropropane	**5**	*0.5*	<0.23	NA	NA	NA	<0.23	NA	<0.23	NA	NA	NA	NA	NA	NA
1,3-Dichloropropane	**--**	--	<0.50	NA	NA	NA	<0.50	NA	<0.50	NA	NA	NA	NA	NA	NA
2,2-Dichloropropane	**--**	--	<0.48	NA	NA	NA	<0.48	NA	<0.48	NA	NA	NA	NA	NA	NA
1,1-Dichloropropene	**--**	--	<0.44	NA	NA	NA	<0.44	NA	<0.44	NA	NA	NA	NA	NA	NA
cis-1,3-Dichloropropene	**0.4**	*0.04*	<0.50	NA	NA	NA	<0.50	NA	<0.50	NA	NA	NA	NA	NA	NA
trans-1,3-Dichloropropene	**0.4**	*0.04*	<0.23	NA	NA	NA	<0.23	NA	<0.23	NA	NA	NA	NA	NA	NA
Diisopropyl ether	**--**	--	<0.50	NA	NA	NA	<0.50	NA	<0.50	NA	NA	NA	NA	NA	NA
Ethylbenzene	**700**	*140*	<0.50	NA	NA	NA	<0.50	NA	<0.50	NA	NA	NA	NA	NA	NA
Hexachloro-1,3-butadiene	**--**	--	<2.1	NA	NA	NA	<2.1	NA	<2.1	NA	NA	NA	NA	NA	NA
Isopropylbenzene (Cumene	**--**	--	<0.14	NA	NA	NA	<0.14	NA	<0.14	NA	NA	NA	NA	NA	NA
p-Isopropyltoluene	**--**	--	<0.50	NA	NA	NA	<0.50	NA	<0.50	NA	NA	NA	NA	NA	NA
Methylene Chloride	**5**	*0.5*	<0.23	NA	NA	NA	<0.23	NA	<0.23	NA	NA	NA	NA	NA	NA
Methyl-tert-butyl ether	**60**	*12*	<0.17	NA	NA	NA	<0.17	NA	<0.17	NA	NA	NA	NA	NA	NA
Naphthalene	**100**	*10*	<2.5	NA	NA	NA	<2.5	NA	<2.5	NA	NA	NA	NA	NA	NA
o-Xylene	**2,000** x	*400* x	<0.50	NA	NA	NA	<0.50	NA	<0.50	NA	NA	NA	NA	NA	NA
n-Propylbenzene	**--**	--	<0.50	NA	NA	NA	<0.50	NA	<0.50	NA	NA	NA	NA	NA	NA
Styrene	**100**	*10*	<0.50	NA	NA	NA	<0.50	NA	<0.50	NA	NA	NA	NA	NA	NA
tert-Butylbenzene	**--**	--	<0.18	NA	NA	NA	<0.18	NA	<0.18	NA	NA	NA	NA	NA	NA
1,1,1,2-Tetrachloroethane	**70**	*7*	<0.18	NA	NA	NA	<0.18	NA	<0.18	NA	NA	NA	NA	NA	NA
1,1,2,2-Tetrachloroethane	**0.2**	*0.02*	<0.25	NA	NA	NA	<0.25	NA	<0.25	NA	NA	NA	NA	NA	NA

Attachment A.1 Groundwater Analytical Table
7030 W. National Avenue, West Allis, Wisconsin
Project No. 60340795

	Generic RCLs		GP-1				GP-2		GP-3						GP-4
Parameters	ES	PAL	3/2/2015	6/15/2015	7/30/2015	filtered 10/23/2015	3/2/2015	10/23/2015	3/2/2015	6/15/2015	7/28/2015	7/28/15 DUP	un-filtered 10/23/2015	filtered 10/23/2015	6/15/2015
Tetrachloroethene	**5**	*0.5*	<0.50	NA	NA	NA	<0.50	NA	<0.50	NA	NA	NA	NA	NA	NA
Toluene	**800**	*160*	<0.50	NA	NA	NA	<0.50	NA	<0.50	NA	NA	NA	NA	NA	NA
1,2,3-Trichlorobenzene	**--**	--	<2.1	NA	NA	NA	<2.1	NA	<2.1	NA	NA	NA	NA	NA	NA
1,2,4-Trichlorobenzene	**70**	*14*	<2.2	NA	NA	NA	<2.2	NA	<2.2	NA	NA	NA	NA	NA	NA
1,1,1-Trichloroethane	**200**	*40*	<0.50	NA	NA	NA	<0.50	NA	<0.50	NA	NA	NA	NA	NA	NA
1,1,2-Trichloroethane	**5**	*0.5*	<0.20	NA	NA	NA	<0.20	NA	<0.20	NA	NA	NA	NA	NA	NA
Trichloroethene	**5**	*0.5*	<0.33	NA	NA	NA	<0.33	NA	<0.33	NA	NA	NA	NA	NA	NA
Trichlorofluoromethane	**--**	--	<0.18	NA	NA	NA	<0.18	NA	<0.18	NA	NA	NA	NA	NA	NA
1,2,3-Trichloropropane	**60**	*12*	<0.50	NA	NA	NA	<0.50	NA	<0.50	NA	NA	NA	NA	NA	NA
1,2,4-Trimethylbenzene	**480** [y]	*96* [y]	<0.50	NA	NA	NA	<0.50	NA	<0.50	NA	NA	NA	NA	NA	NA
1,3,5-Trimethylbenzene	**480** [y]	*96* [y]	<0.50	NA	NA	NA	<0.50	NA	<0.50	NA	NA	NA	NA	NA	NA
Vinyl chloride	**0.2**	*0.02*	<0.18	NA	NA	NA	<0.18	NA	<0.18	NA	NA	NA	NA	NA	NA
m&p-Xylene	**2,000** [x]	*400* [x]	<1.0	NA	NA	NA	<1.0	NA	<1.0	NA	NA	NA	NA	NA	NA
PCBs (µg/kg)															
Aroclor 1016	**0.03** [z]	*0.003* [z]	NA	<0.37	<0.25	<0.24	NA	<0.24	NA	<0.24	<0.24	<0.24	<0.24	<0.24	<0.24
Aroclor 1221	**0.03** [z]	*0.003* [z]	NA	<0.37	<0.25	<0.24	NA	<0.24	NA	<0.24	<0.24	<0.24	<0.24	<0.24	<0.24
Aroclor 1232	**0.03** [z]	*0.003* [z]	NA	<0.37	<0.25	<0.24	NA	<0.24	NA	<0.24	<0.24	<0.24	<0.24	<0.24	<0.24
Aroclor 1242	**0.03** [z]	*0.003* [z]	NA	<0.37	<0.25	<0.24	NA	<0.24	NA	<0.24	<0.24	<0.24	<0.24	<0.24	<0.24
Aroclor 1248	**0.03** [z]	*0.003* [z]	NA	**0.49** [J]	<0.25	<0.24	NA	<0.24	NA	**0.35** [J]	**0.26** [J]	**0.44** [J]	<0.24	<0.24	<0.24
Aroclor 1254	**0.03** [z]	*0.003* [z]	NA	<0.37	<0.25	<0.24	NA	<0.24	NA	<0.24	<0.24	<0.24	<0.24	<0.24	<0.24
Aroclor 1260	**0.03** [z]	*0.003* [z]	NA	<0.37	<0.25	<0.24	NA	<0.24	NA	<0.24	<0.24	<0.24	<0.24	<0.24	<0.24
PCB, Total	**0.03**	*0.003*	NA	**0.49** [J]	<0.25	<0.24	NA	<0.24	NA	**0.35** [J]	**0.26** [J]	**0.44** [J]	<0.24	<0.24	<0.24

Notes:

PCBs = PolyChlorinated Biphenyls
NA=Not Analyzed
µg/L = micrograms per Liter

[J] Estimated concentration

PAL - Preventive Action Limit, Wisconsin Administrative Code NR 140.10 Table 1, February 2017 exceedances are *underlined italics.*

ES - Enforcement Standard, Wisconsin Administrative Code NR 140.10 Table 1, February 2017 exceedances are **bold.**

[x] Xylene includes meta-, ortho-, and para-xylene

[Y] Trimethylbenzene limits are combined (1,2,4- and 1,3,5-Trimethylbenzene combined.

[z] Limit for Polychlorinated biphenyls (PCBs) are

Attachment A.1 Groundwater Analytical Table
7030 W. National Avenue, West Allis, Wisconsin
Project No. 60340795

Parameters	Generic RCLs ES	Generic RCLs PAL	GP-5 3/2/2015	GP-6 7/28/2015	GP-7 7/30/2015	GP-8 7/28/2015	GP-8 10/23/2015	GP-9 7/28/2015	GP-10 7/28/2015
VOCs (ug/kg)									
Benzene	**5**	*0.5*	<0.50	NA	NA	NA	NA	NA	NA
Bromobenzene	**--**	--	<0.23	NA	NA	NA	NA	NA	NA
Bromochloromethane	**--**	--	<0.34	NA	NA	NA	NA	NA	NA
Bromodichloromethane	**0.6**	*0.06*	<0.50	NA	NA	NA	NA	NA	NA
Bromoform	**4.4**	*0.44*	<0.50	NA	NA	NA	NA	NA	NA
Bromomethane	**10**	*1*	<2.4	NA	NA	NA	NA	NA	NA
n-Butylbenzene	**--**	--	<0.50	NA	NA	NA	NA	NA	NA
sec-Butylbenzene	**--**	--	<2.2	NA	NA	NA	NA	NA	NA
Carbon tetrachloride	**5**	*0.5*	<0.50	NA	NA	NA	NA	NA	NA
Chlorobenzene	**--**	--	<0.50	NA	NA	NA	NA	NA	NA
Chloroethane	**400**	*80*	<0.37	NA	NA	NA	NA	NA	NA
Chloroform	**6**	*0.6*	<2.5	NA	NA	NA	NA	NA	NA
Chloromethane	**30**	*3*	<0.50	NA	NA	NA	NA	NA	NA
2-Chlorotoluene	**--**	--	<0.50	NA	NA	NA	NA	NA	NA
4-Chlorotoluene	**--**	--	<0.21	NA	NA	NA	NA	NA	NA
1,2-Dibromo-3-chloropropa	**0.2**	*0.02*	<2.2	NA	NA	NA	NA	NA	NA
Dibromochloromethane	**60**	*6*	<0.50	NA	NA	NA	NA	NA	NA
1,2-Dibromoethane (EDB)	**0.05**	*0.005*	<0.18	NA	NA	NA	NA	NA	NA
Dibromomethane	**--**	--	<0.43	NA	NA	NA	NA	NA	NA
1,2-Dichlorobenzene	**600**	*60*	<0.50	NA	NA	NA	NA	NA	NA
1,3-Dichlorobenzene	**600**	*120*	<0.50	NA	NA	NA	NA	NA	NA
1,4-Dichlorobenzene	**75**	*15*	<0.50	NA	NA	NA	NA	NA	NA
Dichlorodifluoromethane	**1,000**	*200*	<0.22	NA	NA	NA	NA	NA	NA
1,1-Dichloroethane	**850**	*85*	<0.24	NA	NA	NA	NA	NA	NA
1,2-Dichloroethane	**5**	*0.5*	<0.17	NA	NA	NA	NA	NA	NA
1,1-Dichloroethene	**7**	*0.7*	<0.41	NA	NA	NA	NA	NA	NA
cis-1,2-Dichloroethene	**70**	*7*	<0.26	NA	NA	NA	NA	NA	NA
trans-1,2-Dichloroethene	**100**	*20*	<0.26	NA	NA	NA	NA	NA	NA
1,2-Dichloropropane	**5**	*0.5*	<0.23	NA	NA	NA	NA	NA	NA
1,3-Dichloropropane	**--**	--	<0.50	NA	NA	NA	NA	NA	NA
2,2-Dichloropropane	**--**	--	<0.48	NA	NA	NA	NA	NA	NA
1,1-Dichloropropene	**--**	--	<0.44	NA	NA	NA	NA	NA	NA
cis-1,3-Dichloropropene	**0.4**	*0.04*	<0.50	NA	NA	NA	NA	NA	NA
trans-1,3-Dichloropropene	**0.4**	*0.04*	<0.23	NA	NA	NA	NA	NA	NA
Diisopropyl ether	**--**	--	<0.50	NA	NA	NA	NA	NA	NA
Ethylbenzene	**700**	*140*	<0.50	NA	NA	NA	NA	NA	NA
Hexachloro-1,3-butadiene	**--**	--	<2.1	NA	NA	NA	NA	NA	NA
Isopropylbenzene (Cumene	**--**	--	<0.14	NA	NA	NA	NA	NA	NA
p-Isopropyltoluene	**--**	--	<0.50	NA	NA	NA	NA	NA	NA
Methylene Chloride	**5**	*0.5*	<0.23	NA	NA	NA	NA	NA	NA
Methyl-tert-butyl ether	**60**	*12*	<0.17	NA	NA	NA	NA	NA	NA
Naphthalene	**100**	*10*	<2.5	NA	NA	NA	NA	NA	NA
o-Xylene	**2,000** x	*400* x	<0.50	NA	NA	NA	NA	NA	NA
n-Propylbenzene	**--**	--	<0.50	NA	NA	NA	NA	NA	NA
Styrene	**100**	*10*	<0.50	NA	NA	NA	NA	NA	NA
tert-Butylbenzene	**--**	--	<0.18	NA	NA	NA	NA	NA	NA
1,1,1,2-Tetrachloroethane	**70**	*7*	<0.18	NA	NA	NA	NA	NA	NA
1,1,2,2-Tetrachloroethane	**0.2**	*0.02*	<0.25	NA	NA	NA	NA	NA	NA

Attachment A.1 Groundwater Analytical Table
7030 W. National Avenue, West Allis, Wisconsin
Project No. 60340795

Parameters	Generic RCLs ES	Generic RCLs PAL	GP-5 3/2/2015	GP-6 7/28/2015	GP-7 7/30/2015	GP-8 7/28/2015	GP-8 10/23/2015	GP-9 7/28/2015	GP-10 7/28/2015
Tetrachloroethene	**5**	*0.5*	<0.50	NA	NA	NA	NA	NA	NA
Toluene	**800**	*160*	<0.50	NA	NA	NA	NA	NA	NA
1,2,3-Trichlorobenzene	**--**	--	<2.1	NA	NA	NA	NA	NA	NA
1,2,4-Trichlorobenzene	**70**	*14*	<2.2	NA	NA	NA	NA	NA	NA
1,1,1-Trichloroethane	**200**	*40*	<0.50	NA	NA	NA	NA	NA	NA
1,1,2-Trichloroethane	**5**	*0.5*	<0.20	NA	NA	NA	NA	NA	NA
Trichloroethene	**5**	*0.5*	<0.33	NA	NA	NA	NA	NA	NA
Trichlorofluoromethane	**--**	--	<0.18	NA	NA	NA	NA	NA	NA
1,2,3-Trichloropropane	**60**	*12*	<0.50	NA	NA	NA	NA	NA	NA
1,2,4-Trimethylbenzene	**480** [y]	*96* [y]	<0.50	NA	NA	NA	NA	NA	NA
1,3,5-Trimethylbenzene	**480** [y]	*96* [y]	<0.50	NA	NA	NA	NA	NA	NA
Vinyl chloride	**0.2**	*0.02*	<0.18	NA	NA	NA	NA	NA	NA
m&p-Xylene	**2,000** [x]	*400* [x]	<1.0	NA	NA	NA	NA	NA	NA
PCBs (µg/kg)									
Aroclor 1016	**0.03** [z]	*0.003* [z]	NA	<0.36	<0.29	<0.25	<0.24	<0.44	<0.25
Aroclor 1221	**0.03** [z]	*0.003* [z]	NA	<0.36	<0.29	<0.25	<0.24	<0.44	<0.25
Aroclor 1232	**0.03** [z]	*0.003* [z]	NA	<0.36	<0.29	<0.25	<0.24	<0.44	<0.25
Aroclor 1242	**0.03** [z]	*0.003* [z]	NA	<0.36	<0.29	<0.25	<0.24	<0.44	<0.25
Aroclor 1248	**0.03** [z]	*0.003* [z]	NA	<0.36	<0.29	<0.25	<0.24	<0.44	<0.25
Aroclor 1254	**0.03** [z]	*0.003* [z]	NA	<0.36	<0.29	<0.25	<0.24	<0.44	<0.25
Aroclor 1260	**0.03** [z]	*0.003* [z]	NA	<0.36	<0.29	<0.25	<0.24	<0.44	<0.25
PCB, Total	**0.03**	*0.003*	NA	<0.36	<0.29	<0.25	<0.24	<0.44	<0.25

Notes:
PCBs = PolyChlorinated Biphenyls
NA=Not Analyzed
µg/L = micrograms per Liter
[J] Estimated concentration
PAL - Preventive Action Limit, Wisconsin Administrative Code
ES - Enforcement Standard, Wisconsin Administrative Code
[X] Xylene includes meta-, ortho-, and para-xylene
[Y] Trimethylbenzene limits are combined (1,2,4- and
[Z] Limit for Polychlorinated biphenyls (PCBs) are combined.

Attachment A.1 Groundwater Analytical Table
7030 West National Avenue, West Allis, WI 53214
Project: 21-41380A

Parameters	NR 140 Standards		GP-1				GP-2		GP-3						GP-4	GP-6	GP-7	GP-8			GP-9	GP-10
	ES	*PAL*	6/15/2015	7/30/2015	filtered 10/23/2015	3/7/2017	10/23/2015	3/7/2017	6/15/2015	7/28/2015	7/28/2015 DUP	un-filtered 10/23/2015	filtered 10/23/2015	3/7/2017	6/15/2015	7/28/2015	7/30/2015	7/28/2015	10/23/2015	3/7/2017	7/28/2015	7/28/2015
PCBs[1] (µg/L)																						
Aroclor 1016	**0.03**	*0.003*	<0.037	<0.25	<0.24	<0.24	<0.24	<0.24	<0.24	<0.24	<0.24	<0.24	<0.24	<0.24	<0.24	<0.36	<0.29	<0.25	<0.24	<0.24	<0.44	<0.25
Aroclor 1221	**0.03**	*0.003*	<0.037	<0.25	<0.24	<0.24	<0.24	<0.24	<0.24	<0.24	<0.24	<0.24	<0.24	<0.24	<0.24	<0.36	<0.29	<0.25	<0.24	<0.24	<0.44	<0.25
Aroclor 1232	**0.03**	*0.003*	<0.037	<0.25	<0.24	<0.24	<0.24	<0.24	<0.24	<0.24	<0.24	<0.24	<0.24	<0.24	<0.24	<0.36	<0.29	<0.25	<0.24	<0.24	<0.44	<0.25
Aroclor 1242	**0.03**	*0.003*	<0.037	<0.25	<0.24	<0.24	<0.24	<0.24	<0.24	<0.24	<0.24	<0.24	<0.24	<0.24	<0.24	<0.36	<0.29	<0.25	<0.24	<0.24	<0.44	<0.25
Aroclor 1248	**0.03**	*0.003*	**0.49 J**	<0.25	<0.24	<0.24	<0.24	<0.24	**0.35 J**	**0.26 J**	**0.44 J**	<0.24	<0.24	<0.24	<0.24	<0.36	<0.29	<0.25	<0.24	<0.24	<0.44	<0.25
Aroclor 1254	**0.03**	*0.003*	<0.037	<0.25	<0.24	<0.24	<0.24	<0.24	<0.24	<0.24	<0.24	<0.24	<0.24	<0.24	<0.24	<0.36	<0.29	<0.25	<0.24	<0.24	<0.44	<0.25
Aroclor 1260	**0.03**	*0.003*	<0.037	<0.25	<0.24	<0.24	<0.24	<0.24	<0.24	<0.24	<0.24	<0.24	<0.24	<0.24	<0.24	<0.36	<0.29	<0.25	<0.24	<0.24	<0.44	<0.25
Total PCBs	**0.03**	*0.003*	**0.49 J**	<0.25	<0.24	<0.24	<0.24	<0.24	**0.35 J**	**0.26 J**	**0.44 J**	<0.24	<0.24	<0.24	<0.24	<0.36	<0.29	<0.25	<0.24	<0.24	<0.44	<0.25

Notes:

PCBs = Polychlorinated Biphenyls

µg/L = micrograms per Liter

[1] Standards are for Total PCBs.

ES = Enforcement Standard

PAL = Preventive Action Limit

Bold value = NR 140 ES Exceedance

Italic value = NR 140 PAL Exceedance

J = Estimated concentration above the method detection limit and below the reporting limit.

Note: Data tabulated by AECOM, January 2017, Annotated by Ramboll Environ May 25, 2017 with current generic RCLs (March, 2017)

A.2 SOIL ANALTYICAL RESULTS TABLE
7030 W. National Avenue, West Allis, Wisconsin
Project No. 60340795

	Generic RCLs			GP-1		GP-2		GP-3		GP-4		GP-5	
Parameters	Non-Industrial	Industrial	Groundwater Pathway	3-4 2/27/2015	8-9 2/27/2015	2-3 2/27/2015	8-9 2/27/2015	2-3 2/27/2015	8-9 2/27/2015	2-3 2/27/2015	9-10 2/27/2015	3-4 2/27/2015	9-10 2/27/2015
Soil Type	--	--	--	sand	silty clay	silty clay	silty clay	silty clay	clay	clay	clay	silty clay	clay
PID/FID	--	--	--	0	0	0	0	0	0	0	0	0	0
VOCs (ug/kg)													
Benzene	1,600	7,070	5.1	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Bromobenzene	342,000	679,000	--	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Bromochloromethane	216,000	906,000	--	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Bromodichloromethane	418	1,830	0.3	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Bromoform	25,400	113,000	2.3	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Bromomethane	9,600	43,000	5.1	<69.9	<69.9	<69.9	<69.9	<69.9	<69.9	<69.9	<69.9	<69.9	<69.9
n-Butylbenzene	108,000	108,000	--	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
sec-Butylbenzene	145,000	183,000	--	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Carbon tetrachloride	916	4,030	3.9	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Chlorobenzene	370,000	761,000	135.8	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Chloroethane	2,120,000	2,120,000	226.6	<67.0	<67.0	<67.0	<67.0	<67.0	<67.0	<67.0	<67.0	<67.0	<67.0
Chloroform	454	1,980	3.3	<46.4	<46.4	<46.4	<46.4	<46.4	<46.4	<46.4	<46.4	<46.4	<46.4
Chloromethane	159,000	669,000	15.5	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
2-Chlorotoluene	907,000	907,000	--	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
4-Chlorotoluene	253,000	253,000	--	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,2-Dibromo-3-chloropropane	7.50	92.3	0.2	<91.2	<91.2	<91.2	<91.2	<91.2	<91.2	<91.2	<91.2	<91.2	<91.2
Dibromochloromethane	8,280	38,900	32	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,2-Dibromoethane (EDB)	50	221	0.0282	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Dibromomethane	34,000	143,000	--	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,2-Dichlorobenzene	376,000	376,000	1,168	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,3-Dichlorobenzene	297,000	297,000	1,152.8	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,4-Dichlorobenzene	3,740	16,400	144	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Dichlorodifluoromethane	126,000	530,000	3,086.3	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,1-Dichloroethane	5,060	22,200	483.4	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,2-Dichloroethane	652	2,870	2.84	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,1-Dichloroethene	320,000	1,190,000	5.02	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
cis-1,2-Dichloroethene	156,000	2,340,000	41.2	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
trans-1,2-Dichloroethene	1,560,000	1,850,000	62.6	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,2-Dichloropropane	406	1,780	3.3	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,3-Dichloropropane	1,490,000	1,490,000	0.3	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
2,2-Dichloropropane	191,000	191,000	--	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,1-Dichloropropene	--	--	--	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
cis-1,3-Dichloropropene	1,210,000	1,210,000	--	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
trans-1,3-Dichloropropene	1,510,000	1,510,000	--	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Diisopropyl ether	2,260,000	2,260,000	--	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Ethylbenzene	8,020	35,400	1,570	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Hexachloro-1,3-butadiene	1,630	7,190	--	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Isopropylbenzene (Cumene)	268,000	268,000	--	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0

Note: Data tabulated by AECOM, January 2017, Annotated by Ramboll Environ May 25, 2017 with current generic RCLs (March, 2017)

A.2 SOIL ANALTYICAL RESULTS TABLE
7030 W. National Avenue, West Allis,
Wisconsin Project No. 60340795

	Generic RCLs			GP-1		GP-2		GP-3		GP-4		GP-5	
Parameters	Non-Industrial	Industrial	Groundwater Pathway	3-4 2/27/2015	8-9 2/27/2015	2-3 2/27/2015	8-9 2/27/2015	2-3 2/27/2015	8-9 2/27/2015	2-3 2/27/2015	9-10 2/27/2015	3-4 2/27/2015	9-10 2/27/2015
p-Isopropyltoluene	162,000	162,000	--	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Methylene Chloride	61,800	1,150,000	2.56	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Methyl-tert-butyl ether	63,800	282,000	27	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Naphthalene	5,520	264,000	658.2	<40.0	<40.0	<40.0	<40.0	<40.0	<40.0	<40.0	<40.0	<40.0	<40.0
o-Xylene	434,000	434,000	3,960	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
n-Propylbenzene	264,000	24,100	--	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Styrene	867,000	867,000	220	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
tert-Butylbenzene	183,000	183,000	--	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,1,1,2-Tetrachloroethane	2,780	12,300	53.4	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,1,2,2-Tetrachloroethane	867,000	3,600	0.16	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Tetrachloroethene	33,000	145,000	4.54	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Toluene	818,000	818,000	1,107.2	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,2,3-Trichlorobenzene	62,600	934,000	--	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,2,4-Trichlorobenzene	24,000	113,000	408	<47.6	<47.6	<47.6	<47.6	<47.6	<47.6	<47.6	<47.6	<47.6	<47.6
1,1,1-Trichloroethane	640,000	640,000	140.2	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,1,2-Trichloroethane	1,590	7,010	3.2	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Trichloroethene	1,300	8,410	4,477.5	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Trichlorofluoromethane	1,230,000	1,230,000	--	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,2,3-Trichloropropane	5.10	109.0	51.9	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,2,4-Trimethylbenzene	219,000	219,000	--	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,3,5-Trimethylbenzene	182,000	182,000	--	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Vinyl chloride	66.8	2,080	0.1	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
m&p-Xylene	--	--	3,960	<50.0	<50.0	<50.0	<50.0	<50.0	<50.0	<50.0	<50.0	<50.0	<50.0
PAHs (µg/kg)													
Acenaphthene	3,590,000	45,200,000	--	<8.8	NA	<9.9	NA	<9.5	NA	<10.2	NA	<9.8	NA
Acenaphthylene	--	--	--	<7.8	NA	<8.9	NA	<8.5	NA	<9.1	NA	<8.8	NA
Anthracene	17,900,00	100,000,000	196,949.2	<9.1	NA	<10.3	NA	<9.8	NA	<10.6	NA	<10.2	NA
Benzo(a)anthracene	1,140	20,800	--	<6.1	NA	<6.9	NA	<6.6	NA	8.3J	NA	<6.8	NA
Benzo(a)pyrene	115	2,110	470	<6.3	NA	<7.1	NA	<6.8	NA	7.7J	NA	<7.0	NA
Benzo(b)fluoranthene	1,150	21,100	479.3	<8.8	NA	<9.9	NA	<9.5	NA	<10.2	NA	<9.8	NA
Benzo(g,h,i)perylene	--	--	--	<6.7	NA	<7.5	NA	<7.2	NA	<7.8	NA	<7.5	NA
Benzo(k)fluoranthene	11,500	211,000	--	<9.7	NA	<11.0	NA	<10.5	NA	<11.3	NA	<10.9	NA
Chrysene	115,000	2,110,000	144.6	<8.1	NA	<9.2	NA	<8.8	NA	11.9J	NA	<9.1	NA
Dibenz(a,h)anthracene	115	2,110	--	<6.4	NA	<7.3	NA	<6.9	NA	<7.5	NA	<7.2	NA
Fluoranthene	2,390,000	30,100,000	88,877.8	<8.8	NA	<9.9	NA	<9.5	NA	21.9	NA	<9.8	NA
Fluorene	2,390,000	30,100,000	14,829.9	<8.8	NA	<9.9	NA	<9.5	NA	<10.2	NA	<9.8	NA
Indeno(1,2,3-cd)pyrene	1,150	21,100	--	<6.7	NA	<7.5	NA	<7.2	NA	<7.8	NA	<7.5	NA
1-Methylnaphthalene	17,600	72,700	--	<8.8	NA	<9.9	NA	<9.5	NA	<10.2	NA	<9.8	NA
2-Methylnaphthalene	239,000	3.010,000	--	<8.8	NA	<9.9	NA	<9.5	NA	<10.2	NA	<9.8	NA
Naphthalene	5,520	24,100	658.2	<8.8	NA	<9.9	NA	<9.5	NA	<10.2	NA	<9.8	NA
Phenanthrene	--	--	--	<8.8	NA	<9.9	NA	<9.5	NA	12.0J	NA	<9.8	NA
Pyrene	1,790,000	22,600,000	54,545.5	<8.8	NA	<9.9	NA	<9.5	NA	18.0J	NA	<9.8	NA

Note: Data tabulated by AECOM, January 2017, Annotated by Ramboll Environ May 25, 2017 with current generic RCLs (March, 2017)

A.2 SOIL ANALTYICAL RESULTS TABLE
7030 W. National Avenue, West Allis,
Wisconsin Project No. 60340795

Parameters	Generic RCLs			GP-1		GP-2		GP-3		GP-4		GP-5	
	Non-Industrial	Industrial	Groundwater Pathway	3-4 2/27/2015	8-9 2/27/2015	2-3 2/27/2015	8-9 2/27/2015	2-3 2/27/2015	8-9 2/27/2015	2-3 2/27/2015	9-10 2/27/2015	3-4 2/27/2015	9-10 2/27/2015
PCBs (µg/kg)													
Aroclor 1016	4,110	28,000	9.4 [4]	NA	<29.7	<29.7	NA	<114	NA	NA	NA	NA	NA
Aroclor 1221	210	883	9.4 [4]	NA	<29.7	<29.7	NA	<114	NA	NA	NA	NA	NA
Aroclor 1232	190	792	9.4 [4]	NA	<29.7	<29.7	NA	<114	NA	NA	NA	NA	NA
Aroclor 1242	240	972	9.4 [4]	NA	<29.7	<29.7	NA	<114	NA	NA	NA	NA	NA
Aroclor 1248	240	975	9.4 [4]	NA	**59.1J** [C]	<29.7	NA	<114	NA	NA	NA	NA	NA
Aroclor 1254	239	988	9.4 [4]	NA	<29.7	<29.7	NA	**1,030** [ABC]	NA	NA	NA	NA	NA
Aroclor 1260	243	1,000	9.4 [4]	NA	<29.7	<29.7	NA	<114	NA	NA	NA	NA	NA
PCB, Total	234	967	9.4	NA	**59.1J** [C]	<29.7	NA	**1,030** [ABC]	NA	NA	NA	NA	NA

Notes:
PAHs=Polycyclic Aromatic Hydrocarbons
PCBs = PolyChlorinated Biphenyls
NA=Not Analyzed
µg/kg = micrograms per kilogram
[J] Estimated concentration
[4] Standards are for Total PCBs.
-- No Generic RCL established.

[A] Parameter exceeds Generic WAC Chapter 720 RCL for Non-Industrial Direct Contact. (WDNR RCL Calculator 6/2016, WDNR RR-890 - March 2017)
[B] Parameter exceeds Generic WAC Chapter 720 RCL for Industrial Direct Contact. (WDNR RCL Calculator 6/2016, WDNR RR-890 - March 2017)
[C] Parameter exceeds Generic WAC Chapter 720 RCL for Groundwater Pathway. (WDNR RCL Calculator 6/2016, WDNR RR-890 - March 2017)

Note: Data tabulated by AECOM, January 2017,
Annotated by Ramboll Environ May 25, 2017
with current generic RCLs (March, 2017)

A.2 SOIL ANALTYICAL RESULTS TABLE
7030 W. National Avenue, West Allis,
Wisconsin Project No. 60340795

Parameters	Generic RCLs			GP-6		GP-7		GP-8		GP-9		GP-10	
	Non-Industrial	Industrial	Groundwater Pathway	3-4 7/16/2015	5-6 7/16/2015	3-4 7/16/2015	5-6 7/16/2015	3-4 7/16/2015	5-6 7/16/2015	3-4 7/16/2015	5-6 7/16/2015	3-4 7/16/2015	5-6 7/16/2015
PCBs (µg/kg)													
Aroclor 1016	4,110	28,000	9.4 [4]	<29.4	<29.7	<29.1	<29.1	<28.7	<29.7	<28.9	<29.9	<29.6	<28.8
Aroclor 1221	210	883	9.4 [4]	<29.4	<29.7	<29.1	<29.1	<28.7	<29.7	<28.9	<29.9	<29.6	<28.8
Aroclor 1232	190	792	9.4 [4]	<29.4	<29.7	<29.1	<29.1	<28.7	<29.7	<28.9	<29.9	<29.6	<28.8
Aroclor 1242	240	972	9.4 [4]	<29.4	<29.7	<29.1	<29.1	<28.7	<29.7	<28.9	<29.9	<29.6	<28.8
Aroclor 1248	240	975	9.4 [4]	<29.4	<29.7	<29.1	<29.1	<28.7	<29.7	<28.9	<29.9	<29.6	<28.8
Aroclor 1254	239	988	9.4 [4]	<29.4	<29.7	<29.1	<29.1	<28.7	<29.7	<28.9	<29.9	<29.6	<28.8
Aroclor 1260	243	1000	9.4 [4]	<29.4	<29.7	<29.1	<29.1	<28.7	<29.7	<28.9	<29.9	<29.6	<28.8
PCB, Total	234	967	9.4	<29.4	<29.7	<29.1	<29.1	<28.7	<29.7	<28.9	<29.9	<29.6	<28.8

Notes:
PAHs=Polycyclic Aromatic Hydrocarbons
PCBs = PolyChlorinated Biphenyls
NA=Not Analyzed
µg/kg = micrograms per kilogram
[J] Estimated concentration
[4] Standards are for Total PCBs.
-- No Generic RCL established.

[A] Parameter exceeds Generic WAC Chapter 720 RCL for Non-Industrial Direct Contact. (WDNR RCL Calculator 6/2016, WDNR RR-890 - March 2017)
[B] Parameter exceeds Generic WAC Chapter 720 RCL for Industrial Direct Contact. (WDNR RCL Calculator 6/2016, WDNR RR-890 - March 2017)
[C] Parameter exceeds Generic WAC Chapter 720 RCL for Groundwater Pathway. (WDNR RCL Calculator 6/2016, WDNR RR-890 - March 2017)

Note: Data tabulated by AECOM, January 2017, Annotated by Ramboll Environ May 25, 2017 with current generic RCLs (March, 2017)

A.3 RESIDUAL SOIL CONTAMINATION TABLE
7030 W. National Avenue, West Allis, Wisconsin
Project No. 60340795

Parameters	Generic RCLs			GP-1		GP-2		GP-3		GP-4		GP-5	
	Non-Industrial	Industrial	Groundwater Pathway	3-4 2/27/2015	8-9 2/27/2015	2-3 2/27/2015	8-9 2/27/2015	2-3 2/27/2015	8-9 2/27/2015	2-3 2/27/2015	9-10 2/27/2015	3-4 2/27/2015	9-10 2/27/2015
Soil Type	--	--	--	sand	silty clay	silty clay	silty clay	silty clay	clay	clay	clay	silty clay	clay
PID/FID	--	--	--	0	0	0	0	0	0	0	0	0	0
VOCs (ug/kg)													
Benzene	1,600	7,070	5.1	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Bromobenzene	342,000	679,000	--	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Bromochloromethane	216,000	906,000	--	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Bromodichloromethane	418	1,830	0.3	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Bromoform	25,400	113,000	2.3	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Bromomethane	9,600	43,000	5.1	<69.9	<69.9	<69.9	<69.9	<69.9	<69.9	<69.9	<69.9	<69.9	<69.9
n-Butylbenzene	108,000	108,000	--	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
sec-Butylbenzene	145,000	183,000	--	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Carbon tetrachloride	916	4,030	3.9	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Chlorobenzene	370,000	761,000	135.8	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Chloroethane	2,120,000	2,120,000	226.6	<67.0	<67.0	<67.0	<67.0	<67.0	<67.0	<67.0	<67.0	<67.0	<67.0
Chloroform	454	1,980	3.3	<46.4	<46.4	<46.4	<46.4	<46.4	<46.4	<46.4	<46.4	<46.4	<46.4
Chloromethane	159,000	669,000	15.5	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
2-Chlorotoluene	907,000	907,000	--	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
4-Chlorotoluene	253,000	253,000	--	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,2-Dibromo-3-chloropropane	7.50	92.3	0.2	<91.2	<91.2	<91.2	<91.2	<91.2	<91.2	<91.2	<91.2	<91.2	<91.2
Dibromochloromethane	8,280	38,900	32	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,2-Dibromoethane (EDB)	50	221	0.0282	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Dibromomethane	34,000	143,000	--	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,2-Dichlorobenzene	376,000	376,000	1,168	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,3-Dichlorobenzene	297,000	297,000	1,152.8	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,4-Dichlorobenzene	3,740	16,400	144	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Dichlorodifluoromethane	126,000	530,000	3,086.3	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,1-Dichloroethane	5,060	22,200	483.4	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,2-Dichloroethane	652	2,870	2.84	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,1-Dichloroethene	320,000	1,190,000	5.02	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
cis-1,2-Dichloroethene	156,000	2,340,000	41.2	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
trans-1,2-Dichloroethene	1,560,000	1,850,000	62.6	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,2-Dichloropropane	406	1,780	3.3	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,3-Dichloropropane	1,490,000	1,490,000	0.3	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
2,2-Dichloropropane	191,000	191,000	--	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,1-Dichloropropene	--	--	--	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
cis-1,3-Dichloropropene	1,210,000	1,210,000	--	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
trans-1,3-Dichloropropene	1,510,000	1,510,000	--	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Diisopropyl ether	2,260,000	2,260,000	--	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Ethylbenzene	8,020	35,400	1,570	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Hexachloro-1,3-butadiene	1,630	7,190	--	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Isopropylbenzene (Cumene)	268,000	268,000	--	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0

Note: Data tabulated by AECOM, January 2017, Annotated by Ramboll Environ May 25, 2017 with current generic RCLs (March, 2017)

A.3 RESIDUAL SOIL CONTAMINATION TABLE
7030 W. National Avenue, West Allis, Wisconsin
Project No. 60340795

Parameters	Generic RCLs			GP-1		GP-2		GP-3		GP-4		GP-5	
	Non-Industrial	Industrial	Groundwater Pathway	3-4 2/27/2015	8-9 2/27/2015	2-3 2/27/2015	8-9 2/27/2015	2-3 2/27/2015	8-9 2/27/2015	2-3 2/27/2015	9-10 2/27/2015	3-4 2/27/2015	9-10 2/27/2015
p-Isopropyltoluene	162,000	162,000	--	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Methylene Chloride	61,800	1,150,000	2.56	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Methyl-tert-butyl ether	63,800	282,000	27	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Naphthalene	5,520	264,000	658.2	<40.0	<40.0	<40.0	<40.0	<40.0	<40.0	<40.0	<40.0	<40.0	<40.0
o-Xylene	434,000	434,000	3,960	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
n-Propylbenzene	264,000	24,100	--	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Styrene	867,000	867,000	220	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
tert-Butylbenzene	183,000	183,000	--	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,1,1,2-Tetrachloroethane	2,780	12,300	53.4	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,1,2,2-Tetrachloroethane	867,000	3,600	0.16	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Tetrachloroethene	33,000	145,000	4.54	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Toluene	818,000	818,000	1,107.2	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,2,3-Trichlorobenzene	62,600	934,000	--	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,2,4-Trichlorobenzene	24,000	113,000	408	<47.6	<47.6	<47.6	<47.6	<47.6	<47.6	<47.6	<47.6	<47.6	<47.6
1,1,1-Trichloroethane	640,000	640,000	140.2	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,1,2-Trichloroethane	1,590	7,010	3.2	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Trichloroethene	1,300	8,410	4,477.5	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Trichlorofluoromethane	1,230,000	1,230,000	--	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,2,3-Trichloropropane	5.10	109.0	51.9	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,2,4-Trimethylbenzene	219,000	219,000	--	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
1,3,5-Trimethylbenzene	182,000	182,000	--	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
Vinyl chloride	66.8	2,080	0.1	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0	<25.0
m&p-Xylene	--	--	3,960	<50.0	<50.0	<50.0	<50.0	<50.0	<50.0	<50.0	<50.0	<50.0	<50.0
PAHs (µg/kg)													
Acenaphthene	3,590,000	45,200,000	--	<8.8	NA	<9.9	NA	<9.5	NA	<10.2	NA	<9.8	NA
Acenaphthylene	--	--	--	<7.8	NA	<8.9	NA	<8.5	NA	<9.1	NA	<8.8	NA
Anthracene	17,900,00	100,000,000	196,949.2	<9.1	NA	<10.3	NA	<9.8	NA	<10.6	NA	<10.2	NA
Benzo(a)anthracene	1,140	20,800	--	<6.1	NA	<6.9	NA	<6.6	NA	8.3J	NA	<6.8	NA
Benzo(a)pyrene	115	2,110	470	<6.3	NA	<7.1	NA	<6.8	NA	7.7J	NA	<7.0	NA
Benzo(b)fluoranthene	1,150	21,100	479.3	<8.8	NA	<9.9	NA	<9.5	NA	<10.2	NA	<9.8	NA
Benzo(g,h,i)perylene	--	--	--	<6.7	NA	<7.5	NA	<7.2	NA	<7.8	NA	<7.5	NA
Benzo(k)fluoranthene	11,500	211,000	--	<9.7	NA	<11.0	NA	<10.5	NA	<11.3	NA	<10.9	NA
Chrysene	115,000	2,110,000	144.6	<8.1	NA	<9.2	NA	<8.8	NA	11.9J	NA	<9.1	NA
Dibenz(a,h)anthracene	115	2,110	--	<6.4	NA	<7.3	NA	<6.9	NA	<7.5	NA	<7.2	NA
Fluoranthene	2,390,000	30,100,000	88,877.8	<8.8	NA	<9.9	NA	<9.5	NA	21.9	NA	<9.8	NA
Fluorene	2,390,000	30,100,000	14,829.9	<8.8	NA	<9.9	NA	<9.5	NA	<10.2	NA	<9.8	NA
Indeno(1,2,3-cd)pyrene	1,150	21,100	--	<6.7	NA	<7.5	NA	<7.2	NA	<7.8	NA	<7.5	NA
1-Methylnaphthalene	17,600	72,700	--	<8.8	NA	<9.9	NA	<9.5	NA	<10.2	NA	<9.8	NA
2-Methylnaphthalene	239,000	3.010,000	--	<8.8	NA	<9.9	NA	<9.5	NA	<10.2	NA	<9.8	NA
Naphthalene	5,520	24,100	658.2	<8.8	NA	<9.9	NA	<9.5	NA	<10.2	NA	<9.8	NA
Phenanthrene	--	--	--	<8.8	NA	<9.9	NA	<9.5	NA	12.0J	NA	<9.8	NA
Pyrene	1,790,000	22,600,000	54,545.5	<8.8	NA	<9.9	NA	<9.5	NA	18.0J	NA	<9.8	NA

Note: Data tabulated by AECOM, January 2017, Annotated by Ramboll Environ May 25, 2017 with current generic RCLs (March, 2017)

A.3 RESIDUAL SOIL CONTAMINATION TABLE
7030 W. National Avenue, West Allis, Wisconsin
Project No. 60340795

Parameters	Generic RCLs			GP-1		GP-2		GP-3		GP-4		GP-5	
	Non-Industrial	Industrial	Groundwater Pathway	3-4 2/27/2015	8-9 2/27/2015	2-3 2/27/2015	8-9 2/27/2015	2-3 2/27/2015	8-9 2/27/2015	2-3 2/27/2015	9-10 2/27/2015	3-4 2/27/2015	9-10 2/27/2015
PCBs (µg/kg)													
Aroclor 1016	4,110	28,000	9.4 [4]	NA	<29.7	<29.7	NA	<114	NA	NA	NA	NA	NA
Aroclor 1221	210	883	9.4 [4]	NA	<29.7	<29.7	NA	<114	NA	NA	NA	NA	NA
Aroclor 1232	190	792	9.4 [4]	NA	<29.7	<29.7	NA	<114	NA	NA	NA	NA	NA
Aroclor 1242	240	972	9.4 [4]	NA	<29.7	<29.7	NA	<114	NA	NA	NA	NA	NA
Aroclor 1248	240	975	9.4 [4]	NA	**59.1J** [C]	<29.7	NA	<114	NA	NA	NA	NA	NA
Aroclor 1254	239	988	9.4 [4]	NA	<29.7	<29.7	NA	**1,030** [ABC]	NA	NA	NA	NA	NA
Aroclor 1260	243	1,000	9.4 [4]	NA	<29.7	<29.7	NA	<114	NA	NA	NA	NA	NA
PCB, Total	234	967	9.4	NA	**59.1J** [C]	<29.7	NA	**1,030** [ABC]	NA	NA	NA	NA	NA

Notes:
PAHs=Polycyclic Aromatic Hydrocarbons
PCBs = PolyChlorinated Biphenyls
NA=Not Analyzed
µg/kg = micrograms per kilogram
[J] Estimated concentration
[4] Standards are for Total PCBs.
-- No Generic RCL established.

[A] Parameter exceeds Generic WAC Chapter 720 RCL for Non-Industrial Direct Contact. (WDNR RCL Calculator 6/2016, WDNR RR-890 - March 2017)
[B] Parameter exceeds Generic WAC Chapter 720 RCL for Industrial Direct Contact. (WDNR RCL Calculator 6/2016, WDNR RR-890 - March 2017)
[C] Parameter exceeds Generic WAC Chapter 720 RCL for Groundwater Pathway. (WDNR RCL Calculator 6/2016, WDNR RR-890 - March 2017)

Note: Data tabulated by AECOM, January 2017,
Annotated by Ramboll Environ May 25, 2017
with current generic RCLs (March, 2017)

A.3 RESIDUAL SOIL CONTAMINATION TABLE
7030 W. National Avenue, West Allis, Wisconsin
Project No. 60340795

Parameters	Generic RCLs			GP-6		GP-7		GP-8		GP-9		GP-10	
	Non-Industrial	Industrial	Groundwater Pathway	3-4 7/16/2015	5-6 7/16/2015	3-4 7/16/2015	5-6 7/16/2015	3-4 7/16/2015	5-6 7/16/2015	3-4 7/16/2015	5-6 7/16/2015	3-4 7/16/2015	5-6 7/16/2015
PCBs (µg/kg)													
Aroclor 1016	4,110	28,000	9.4 [4]	<29.4	<29.7	<29.1	<29.1	<28.7	<29.7	<28.9	<29.9	<29.6	<28.8
Aroclor 1221	210	883	9.4 [4]	<29.4	<29.7	<29.1	<29.1	<28.7	<29.7	<28.9	<29.9	<29.6	<28.8
Aroclor 1232	190	792	9.4 [4]	<29.4	<29.7	<29.1	<29.1	<28.7	<29.7	<28.9	<29.9	<29.6	<28.8
Aroclor 1242	240	972	9.4 [4]	<29.4	<29.7	<29.1	<29.1	<28.7	<29.7	<28.9	<29.9	<29.6	<28.8
Aroclor 1248	240	975	9.4 [4]	<29.4	<29.7	<29.1	<29.1	<28.7	<29.7	<28.9	<29.9	<29.6	<28.8
Aroclor 1254	239	988	9.4 [4]	<29.4	<29.7	<29.1	<29.1	<28.7	<29.7	<28.9	<29.9	<29.6	<28.8
Aroclor 1260	243	1000	9.4 [4]	<29.4	<29.7	<29.1	<29.1	<28.7	<29.7	<28.9	<29.9	<29.6	<28.8
PCB, Total	234	967	9.4	<29.4	<29.7	<29.1	<29.1	<28.7	<29.7	<28.9	<29.9	<29.6	<28.8

Notes:
PAHs=Polycyclic Aromatic Hydrocarbons
PCBs = PolyChlorinated Biphenyls
NA=Not Analyzed
µg/kg = micrograms per kilogram
[J] Estimated concentration
[4] Standards are for Total PCBs.
-- No Generic RCL established.

[A] Parameter exceeds Generic WAC Chapter 720 RCL for Non-Industrial Direct Contact. (WDNR RCL Calculator 6/2016, WDNR RR-890 - March 2017)
[B] Parameter exceeds Generic WAC Chapter 720 RCL for Industrial Direct Contact. (WDNR RCL Calculator 6/2016, WDNR RR-890 - March 2017)
[C] Parameter exceeds Generic WAC Chapter 720 RCL for Groundwater Pathway. (WDNR RCL Calculator 6/2016, WDNR RR-890 - March 2017)

Attachment A.4 Vapor Analytical Table

Vapor Analytical Data
Small Commercial Building Non-Residential Land Use

7030 West National Avenue
West Allis, Wisconsin

Sample Type - Ambient Air (AA)/Sub-Slab (SS)	SS	Target Sub-Slab Vapor Risk Screening Levels	Target Indoor Air Vapor Action Levels
Sample I.D.	SS-1		
Location in Building/Property	NW Corner Inside Bldg Near former UST Bed		
Tracer Gas - Present (P) Not Present (NP)	NP		
Laboratory	Pace		
Duration of Sample Collection (hrs)	30		
Date Collected	12/4/14		
Parameter			
VOCs (ug/m^3) by EPA Method TO-15			
Acetone	77.9	1,400,000	140,000
Allyl chloride	---	200	20
Benzene	10.8	160	16
Benzyl Chloride	<0.95	25	2.5
Bromodichloromethane	<0.33	33	3.3
Bromoform	<0.58	1,110	111
Bromomethane	<0.49	220	22
1,3-Butadiene	<0.15	41	4.1
2-Butanone (MEK)	7.4	220,000	22,000
Carbon disulfide	0.75J	31,000	3,100
Carbon tetrachloride	<0.58	200	20
Chlorobenzene	3.8J	2,200	220
Chloroethane	<0.29	--	---
Chloroform	<0.32	53	5.3
Chloromethane	<0.35	3,900	390
2-Chlorotoluene	---	--	---
Cyclohexane	<0.23	260,000	26,000
Dibromochloromethane	<1.6	45	4.5
1,2-Dibromoethane	<0.42	2	0.20
1,2-Dichlorobenzene	<0.25	8,800	880
1,3-Dichlorobenzene	4.0J	--	---
1,4-Dichlorobenzene	<0.36	35,000	3,500
Dichlorodifluoromethane	3.1	4,400	440
1,1-Dichloroethane	<0.25	770	77
1,2-Dichloroethane	<0.21	47	4.7
1,1-Dichloroethene	<0.19	8,800	880
cis-1,2-Dichloroethene	<0.35	--	---
trans-1,2-Dichloroethene	<0.29	--	---
1,2-Dichloropropane	<0.27	120	12
cis-1,3-Dichloropropene	<0.24	--	---
trans-1,3-Dichloropropene	<0.27	--	---
Dichlorotetrafluoroethane	<0.45	---	---
1,4-Dioxane	---	250	25
Ethanol	254	--	---
Ethyl acetate	<0.23	3,110	311
Ethylbenzene	12.4	490	49
4-Ethyltoluene	8.4	--	---
Trichlorofluoromethane	---	31,000	3,100
Dichlorodifluoromethane	---	4,400	440
1,1,2-Trichlorotrifluoroethane	---	--	---
Dichlorotetrafluoroethane	---	--	---
1,2-Dichlorotetrafluoroethane	---	--	---
N-Heptane	16.4	--	---
Heptane	---	--	---
Hexachloro-1,3-butadiene	<0.74	--	---
n-Hexane	22.2	31,000	3,100
2-Hexanone	<0.38	1,300	130
Isopropylbenzene	---	--	---
Methylene Chloride	58.8	26,000	2,600
Methyl Butyl Ketone	---	--	---
Methyl-tert-butyl ether (MTBE)	<0.16	4,700	470
4-Methyl-2-pentanone (MIBK)	4.6	130,000	13,000
Methyl methacrylate	---	31,000	3,100
Naphthalene	5.6	36	3.60
2-Propanol	<0.17	--	---
Propene	<0.20	130,000	13,000
Styrene	4.9	44,000	4,400
1,1,2,2-Tetrachloroethane	<0.42	21	2.1
Tetrachloroethylene	14.7	1,800	180
Tetrahydrofuran	<0.25	--	---
Toluene	59.6	220,000	22,000
1,2,4-Trichlorobenzene	<0.66	88	8.8
1,1,1-Trichloroethane	<0.25	220,000	22,000
1,1,2-Trichloroethane	<0.44	77	7.7
Trichloroethylene	<0.32	88	8.8
Trichlorofluoromethane	1.5J	31,000	3,100
1,1,2-Trichlorotrifluoroethane	<0.29	---	---
1,2,4-Trimethylbenzene	17.8	310	31
1,3,5-Trimethylbenzene	7.3	--	---
2,2,4-Trimethylpentane	---	--	---
Vinyl chloride	<0.17	280	28
Vinyl Bromide	---	38	3.80
Vinyl acetate	<0.63	8,800	880
m&p-Xylene	45.7	4,400	440
o-Xylene	14.2	4,400	440

Bold values exceed target levels
Vapor Action Levels based on USEPA Regional Screening Levels (RSLs), November 2013 *
ug/m^3 = Micrograms per cubic meter
- - Not analyzed or No Target Indoor Concentration Listed
Sub-Slab samples colleced using the helium shroud and shut-in test method
Helium meter used to detect tracer gas during sub-slab sample collection procedure
All vapor samples collected into 6 liter Summa canisters

*None of the vapor concentrations detected exceed vapor action levels based on March 2016 RSLs.

A.5. Other Media of Concern (e.g., sediment or surface water)

No other media samples have been collected because no other pathways of concern have been identified at the site.

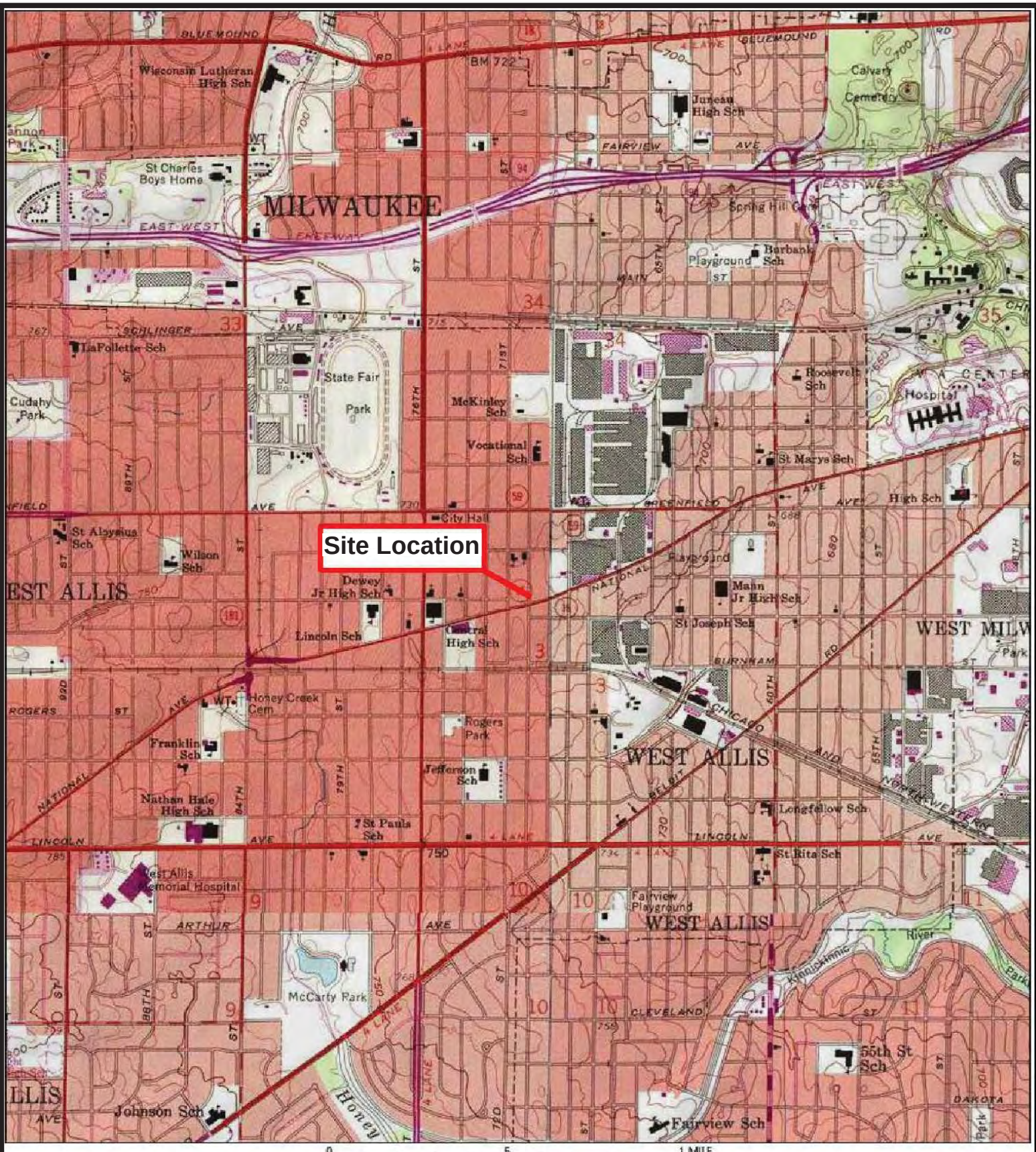
Attachment A.6 Groundwater Level Elevations
7030 W. National Avenue, West Allis, WIsconsin
AECOM Project No. 60340795

Small Diameter Well ID	NAD83 (Wisconsin South Zone)		Ground Surface Elevation	TOC Elevation	6/15/2015		7/28-30/2015		10/1/2015	
	Northing	Easting			Depth to GW (from TOC)	GW Elev. (MSL)	Depth to GW (from TOC)	GW Elev. (MSL)	Depth to GW (from TOC)	GW Elev. (MSL)
GP-1	375725.096	2503059.984	727.44	728.18	8.15	720.03	10.55	717.63	8.20	719.98
GP-2	375707.249	2503088.495	727.26	727.71	5.11	722.60	NM	--	5.21	722.50
GP-3	375716.040	2503095.133	727.34	727.57	7.78	719.79	5.29	722.28	5.10	722.47
GP-4	375729.630	2503115.283	727.51	727.73	NI	--	NM	--	5.73	722.00
GP-5	375659.811	2503104.818	727.51	728.02	NI	--	NM	--	5.48	722.54
GP-6	375748.995	2503095.253	725.21	724.84	NI	--	12.76	712.08	4.32	720.52
GP-7	375747.962	2503058.246	726.24	725.96	NI	--	12.60	713.36	3.78	722.18
GP-8	375729.384	2503089.295	727.43	727.94	NI	--	5.95	721.99	4.42	723.52
GP-9	375705.402	2503059.144	727.43	727.7	NI	--	11.92	715.78	7.27	720.43
GP-10	375709.672	2503113.276	727.52	727.5	NI	--	8.36	719.14	4.94	722.56

Vertical survey completed using NAVD '88
TOC = Top of well PVC casing.
GW = Groundwater
NI = Not Installed
NM - Not Measured

A.7. Other

This investigation included no monitoring of natural attenuation parameters, no data collection pertaining to engineered remedial systems, as none are present on the Site, and no other data collection relevant to case closure not otherwise noted.



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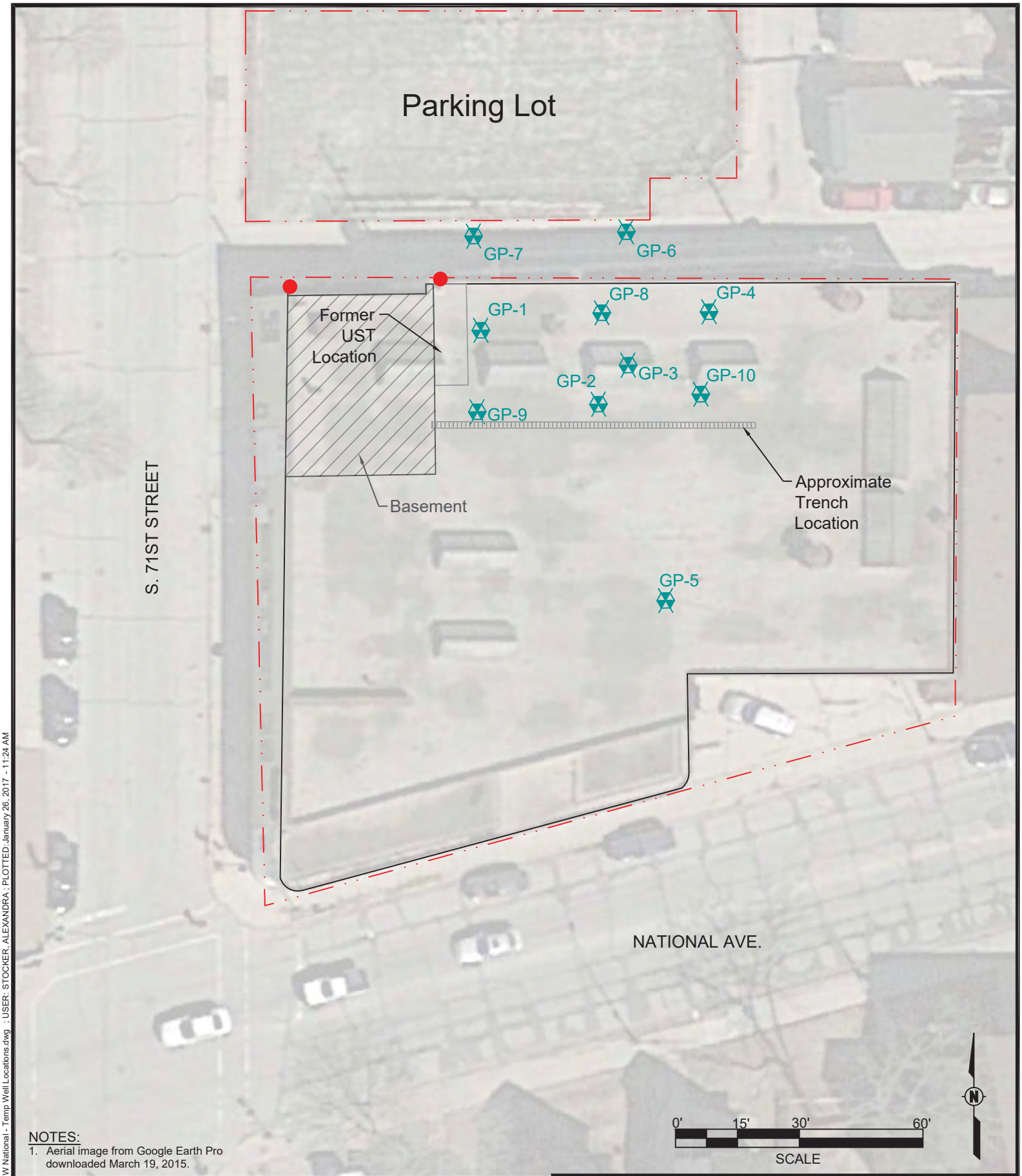
7030 W National Ave
West Allis, WI

B.1.a. LOCATION MAP

Project Number:	Drawn By:	Date:
60340795	ANS	1/5/2017



NOTES:
1. Aerial image from Google Earth Pro downloaded March 19, 2015.

LEGEND:

- PROPERTY BOUNDARY
- BUILDING
- FORMER TANK LOCATIONS
- TEMPORARY WELL (GP-1)
- BASEMENT
- TRENCH
- WE ENERGIES POWER POLE

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B.1.b. DETAILED SITE MAP

Project Number:	Drawn By:	Date:
60340795	ARS	1/23/2017

B.1.c. RR SITES MAP

Legend

- Open Site (ongoing cleanup)
- Closed Site (completed cleanup)

Notes

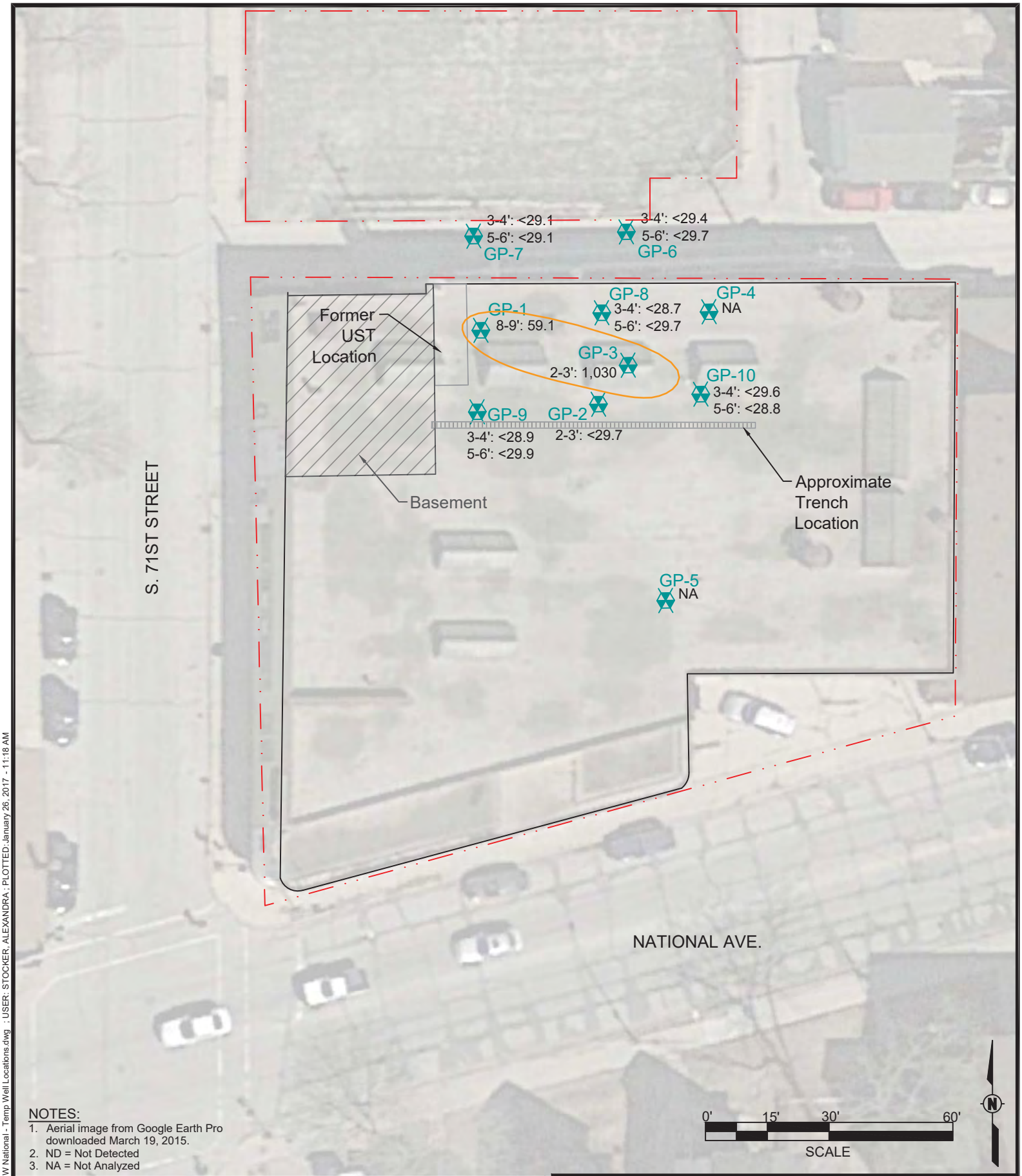
0.3 0 0.13 0.3 Miles

NAD_1983_HARN_Wisconsin_TM

1: 7,920

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made aregarding accuracy, applicability for a particular use, completemenss, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: http://dnr.wi.gov/org/legal/

Note: Not all sites are mapped.



NOTES:
1. Aerial image from Google Earth Pro downloaded March 19, 2015.
2. ND = Not Detected
3. NA = Not Analyzed

0' 15' 30' 60'
SCALE

N

LEGEND:

- PROPERTY BOUNDARY
- BUILDING
- FORMER TANK LOCATIONS
- GP-1 TEMPORARY WELL
- BASEMENT
- TRENCH
- 3-4': 59.1 TOTAL PCB CONCENTRATION AT DEPTH SHOWN
- PCBs ABOVE RCLs

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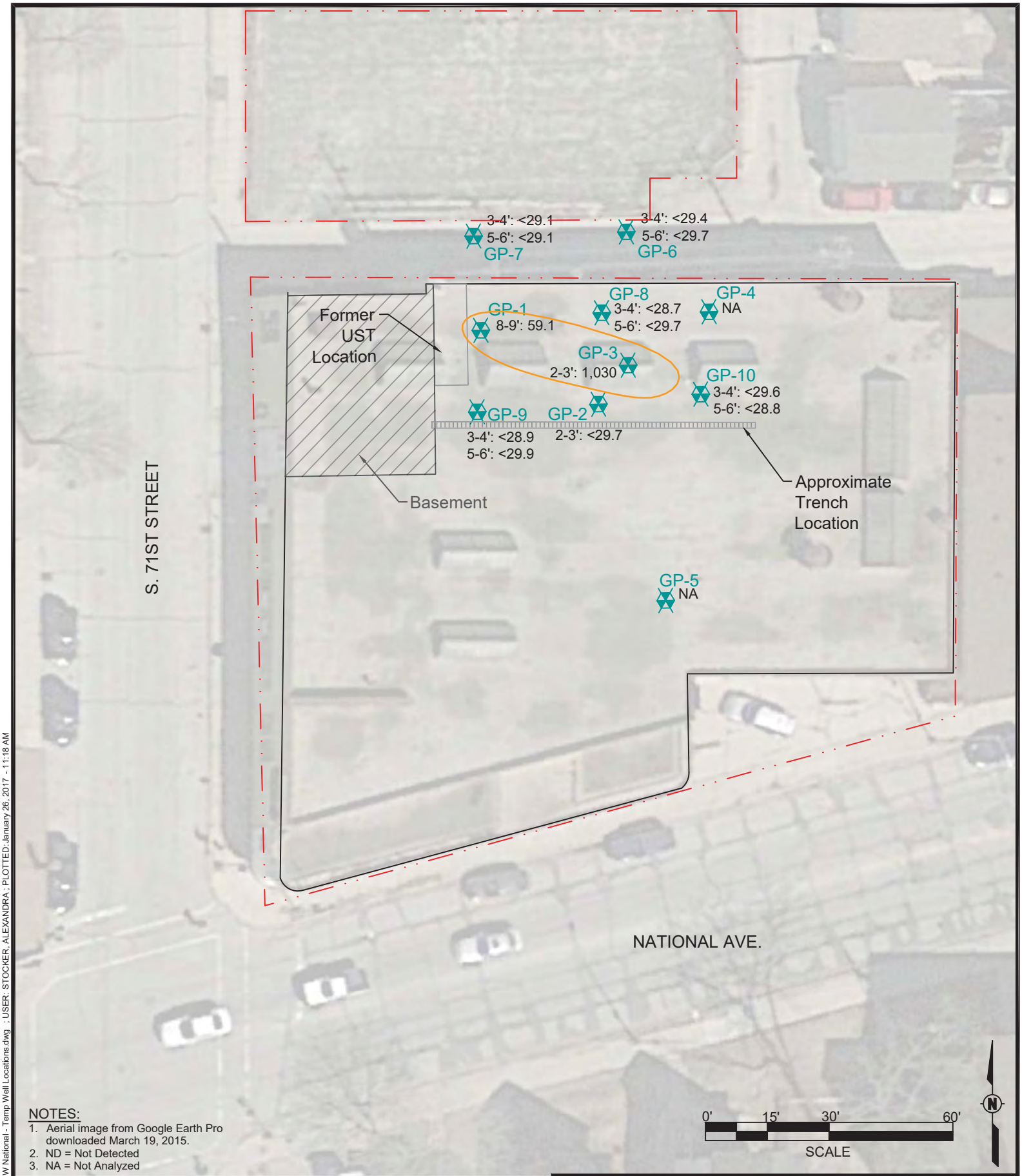
B.2.a. SOIL CONTAMINATION

Project Number:	Drawn By:	Date:
60340795	ANS	1/23/2017

File: P:\60340795\900_Work\CADD\7030 W National - Temp Well Locations.dwg , ; USER: STOCKER, ALEXANDRA ; PLOTTED: January 26, 2017 - 11:18 AM



NOTES:
1. Aerial image from Google Earth Pro downloaded March 19, 2015.
2. ND = Not Detected
3. NA = Not Analyzed

LEGEND:

- PROPERTY BOUNDARY
- BUILDING
- FORMER TANK LOCATIONS
- TEMPORARY WELL (GP-1)
- BASEMENT
- TRENCH
- 3-4': 59.1 TOTAL PCB CONCENTRATION AT DEPTH SHOWN
- PCBs ABOVE RCLs

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B.2.b. RESIDUAL SOIL CONTAMINATION

Project Number:	Drawn By:	Date:
60340795	ANS	1/23/2017

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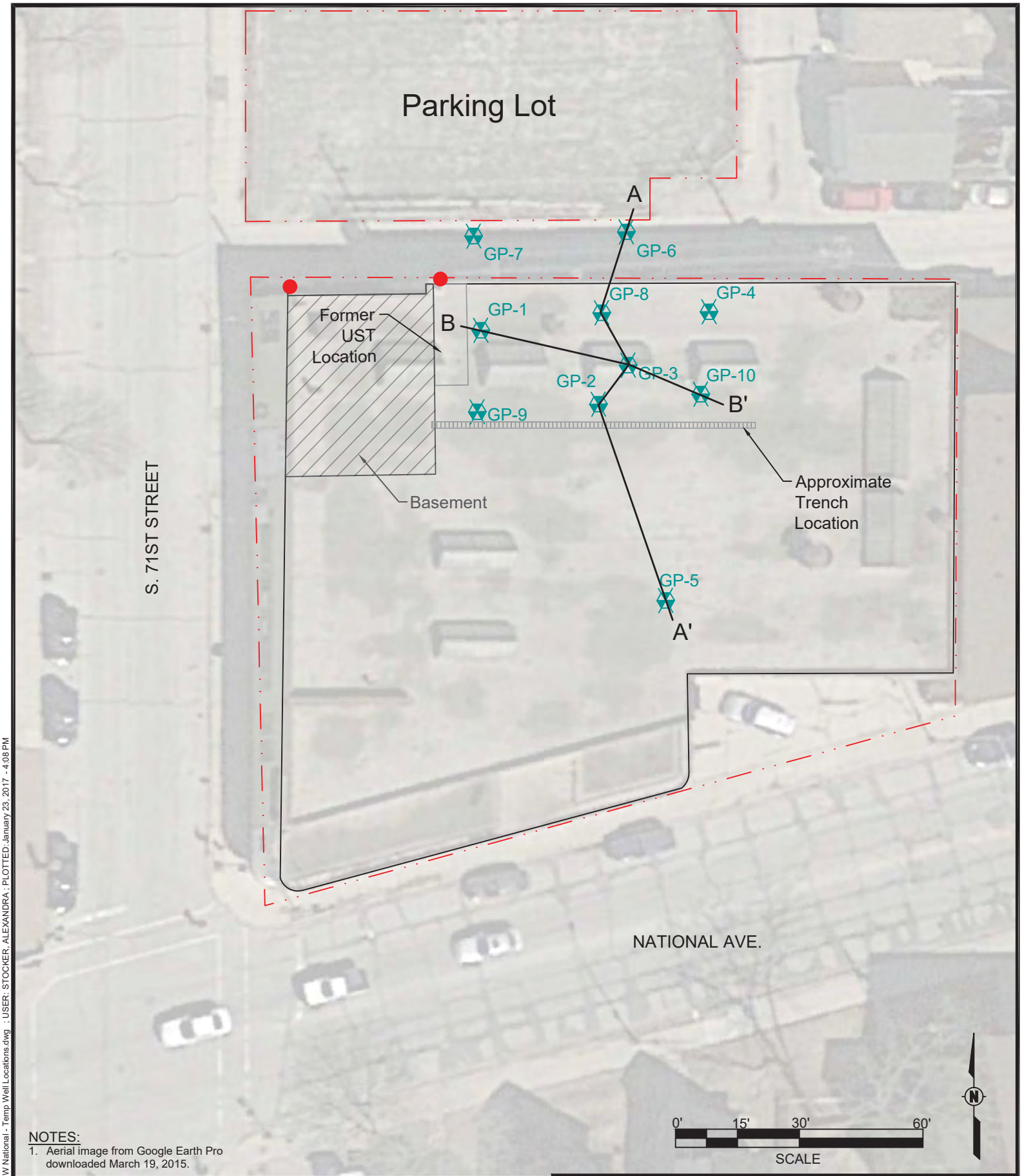

NOTES:
1. Aerial image from Google Earth Pro downloaded March 19, 2015.

LEGEND:

- PROPERTY BOUNDARY
- BUILDING
- FORMER TANK LOCATIONS
- TEMPORARY WELL (GP-1)
- BASEMENT
- TRENCH
- WE ENERGIES POWER POLE

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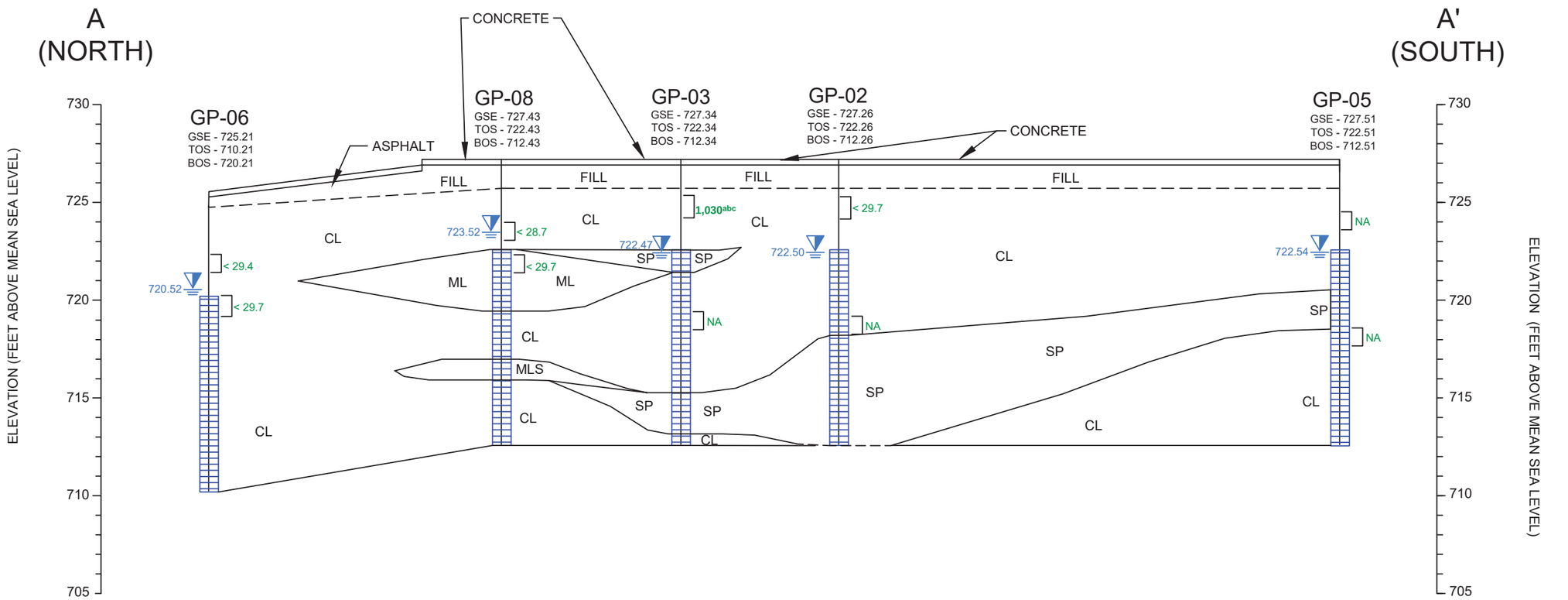
B.3.a.GEOLOGIC CROSS-SECTION FIGURES

Project Number:	Drawn By:	Date:
60340795	ANS	1/23/2017



LEGEND

SP	POORLY GRADED SAND
ML	SILT
MLS	SANDY SILT
CL	CLAY
GSE	GROUND SURFACE ELEVATION
BOS	BOTTOM OF SCREEN
TOS	TOP OF SCREEN
NA	NOT ANALYZED (FOR PCBs)

WATER ELEVATION: OCTOBER 2015

WELL SCREEN

NOTES

Soil analytical are total Poly Chlorinated Biphenyl (PCBs) results.
Limits:
a) Non-Industrial: 208 ug/kg
b) Industrial: 714 ug/kg
c) GW Pathway: 9.4 ug/kg

5'
0
10'

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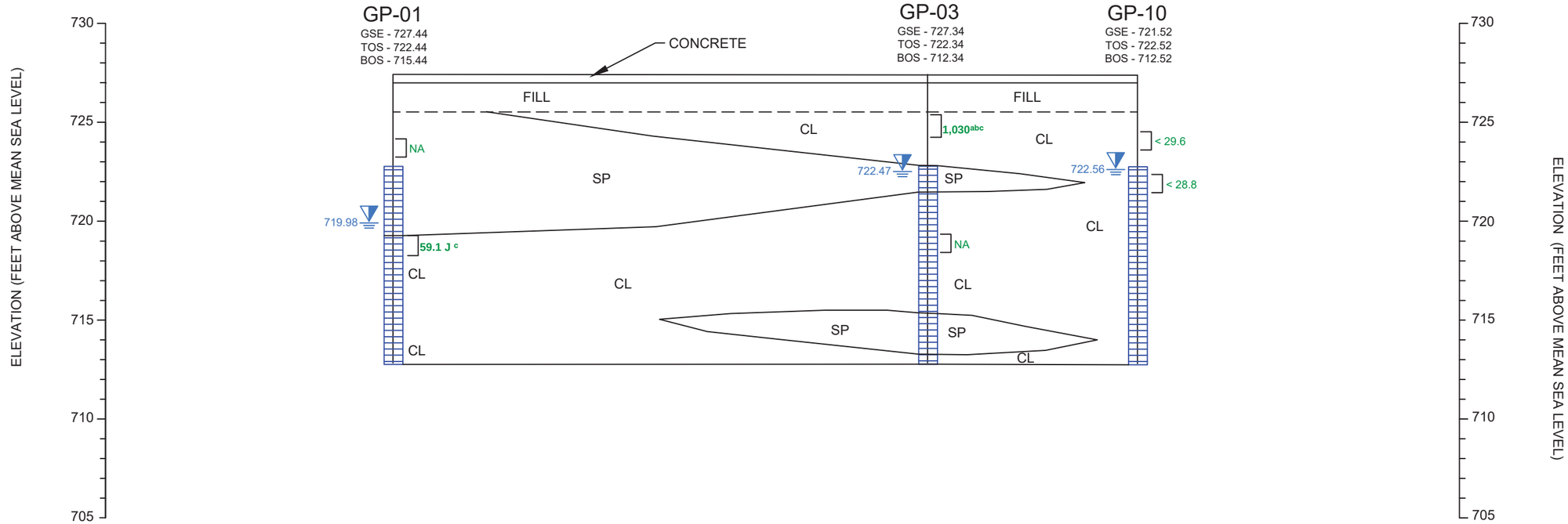
B.3.a.GEOLOGIC CROSS-SECTION FIGURES
CROSS SECTION A-A'

Project Number: 60340795
Drawn by: ANS

B
(WEST)

B'
(EAST)



LEGEND

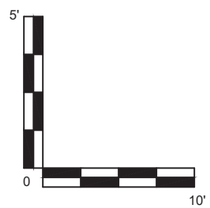
SP	POORLY GRADED SAND
ML	SILT
MLS	SANDY SILT
CL	CLAY
GSE	GROUND SURFACE ELEVATION
BOS	BOTTOM OF SCREEN
TOS	TOP OF SCREEN
NA	NOT ANALYZED (FOR PCBs)

WATER ELEVATION: OCTOBER 2015

WELL SCREEN

NOTES

Soil analytical are total Poly Chlorinated Biphenyl (PCBs) results.
Limits:
a) Non-Industrial: 208 ug/kg
b) Industrial: 714 ug/kg
c) GW Pathway: 9.4 ug/kg



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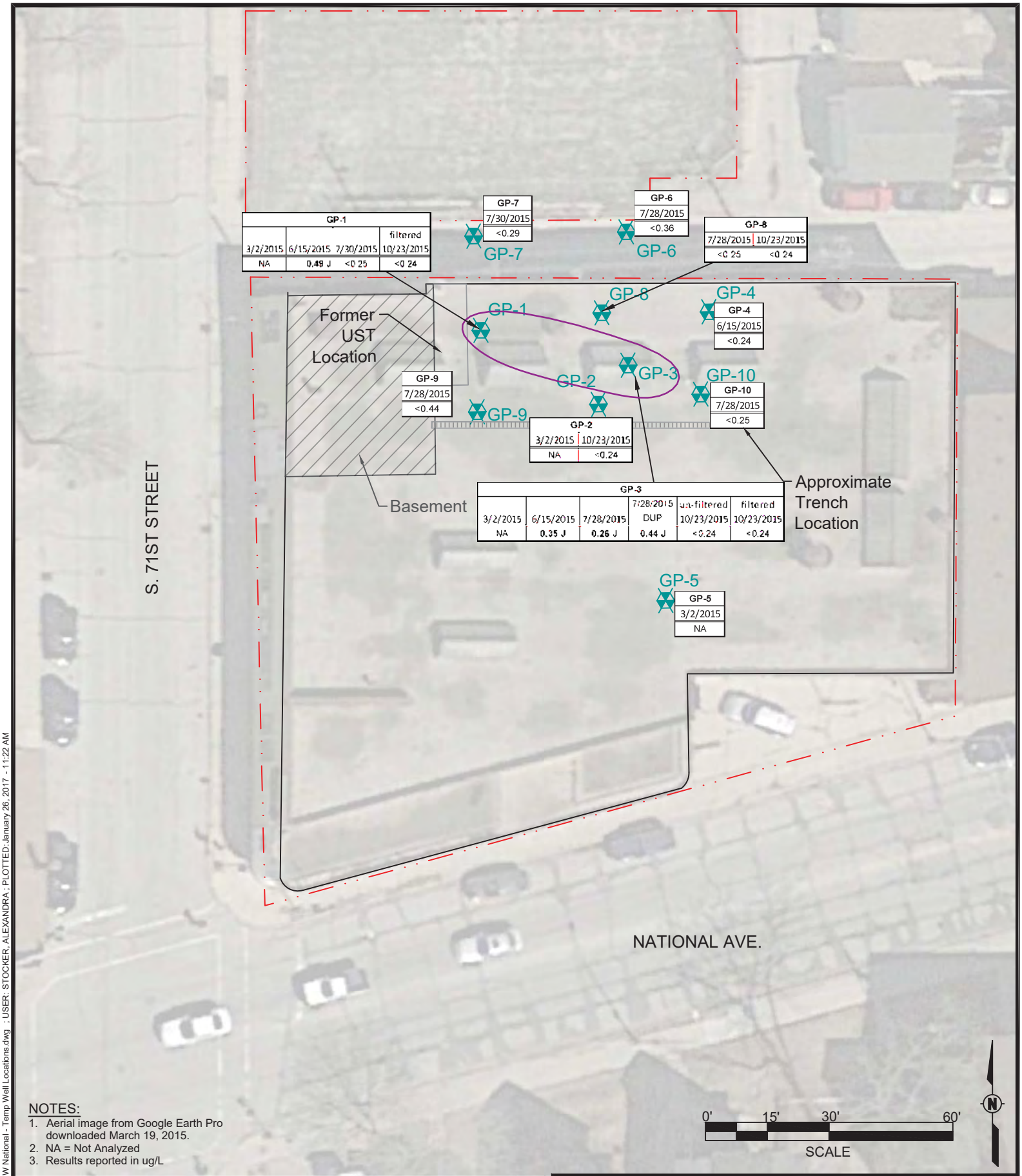
B.3.a.GEOLOGIC CROSS-SECTION FIGURES
CROSS SECTION B-B'

Project Number:	Drawn by:	Date:	
60340795	ANS	1/23/2017	Figure No. 8



NOTES:
1. Aerial image from Google Earth Pro downloaded March 19, 2015.
2. NA = Not Analyzed
3. Results reported in ug/L

LEGEND:
- PROPERTY BOUNDARY
- BUILDING
- FORMER TANK LOCATIONS
- TEMPORARY WELL (GP-1)
- BASEMENT
- TRENCH
- GROUNDWATER SAMPLE (LOCATION/DATE/PCB RESULTS) (GP-9, 7/28/2015, <0.44)
- DETECTED PCBs IN GROUNDWATER

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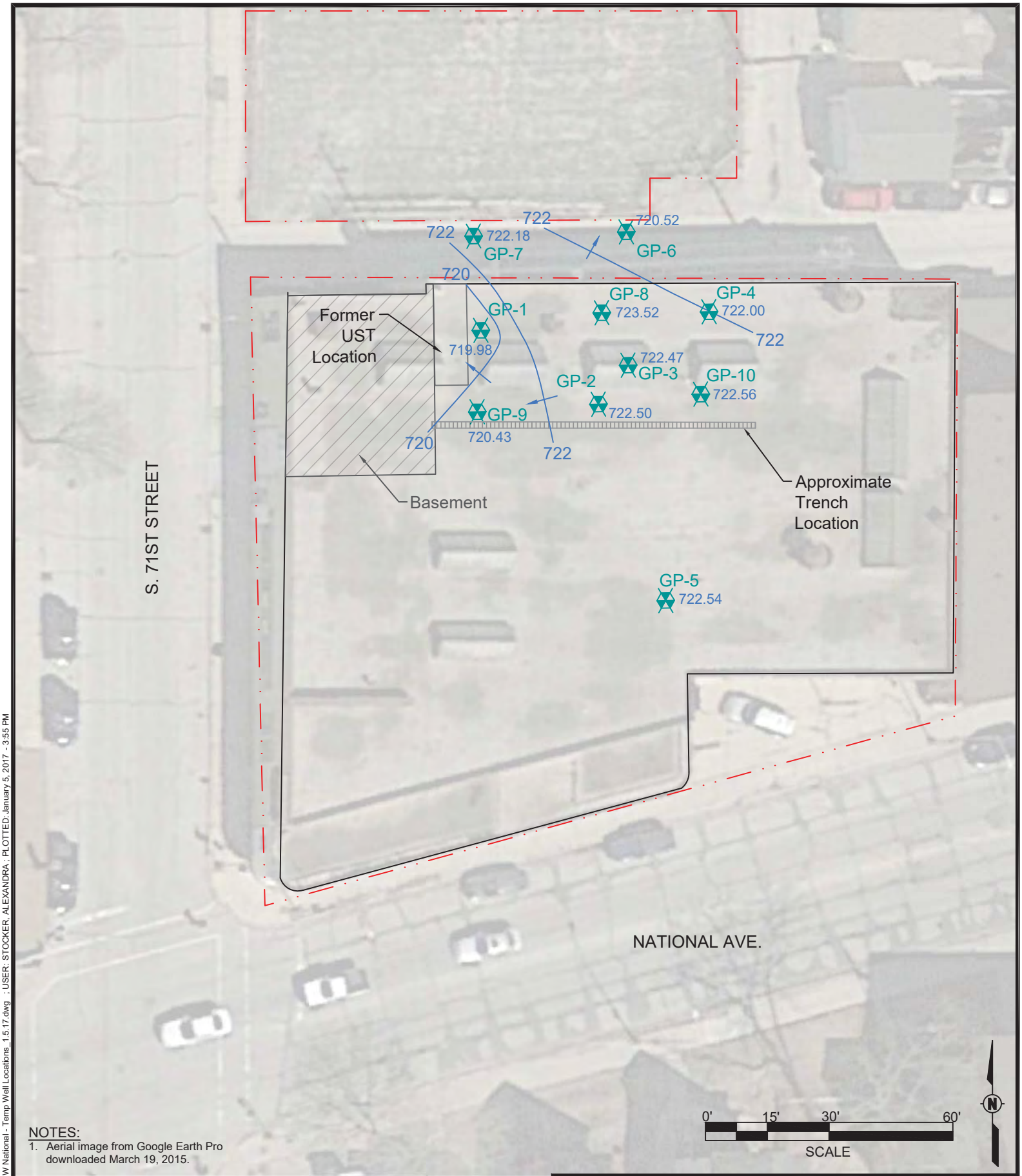
B.3.b. GROUNDWATER ISOCONCENTRATION

Project Number:	Drawn By:	Date:
60340795	ANS	1/4/2017



NOTES:
1. Aerial image from Google Earth Pro downloaded March 19, 2015.

LEGEND:

- PROPERTY BOUNDARY
- BUILDING
- GP-1 TEMPORARY WELL
- BASEMENT
- TRENCH
- 722.00 GROUNDWATER ELEVATION
- GROUNDWATER CONTOUR

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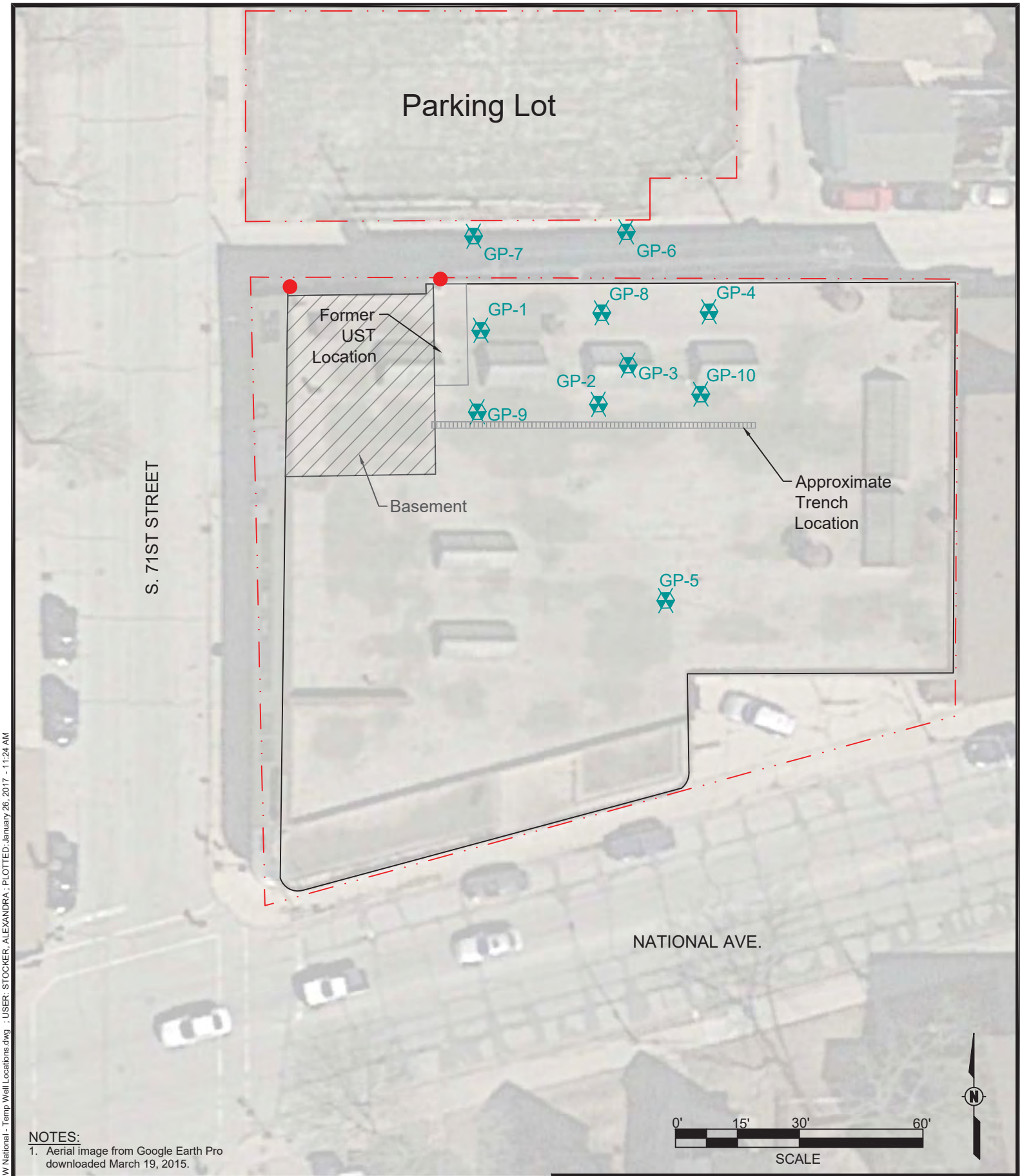
B.3.c. GROUNDWATER FLOW DIRECTION

Project Number:	Drawn By:	Date:
60340795	ANS	1/5/2017



NOTES:
1. Aerial image from Google Earth Pro downloaded March 19, 2015.

LEGEND:

- PROPERTY BOUNDARY
- BUILDING
- FORMER TANK LOCATIONS
- TEMPORARY WELL (GP-1)
- BASEMENT
- TRENCH
- WE ENERGIES POWER POLE

AECOM
Milwaukee Office
1555 RiverCenter Dr
Milwaukee, WI
414.944.6080

7030 W National Ave
West Allis, WI

B.3.d. MONITORING WELLS

Project Number:	Drawn By:	Date:
60340795	ARS	1/23/2017

N

Map Source: Google Maps	B.4.a. VAPOR INTRUSION MAP	KEY ENGINEERING GROUP LTD.
Location: West Allis, Wisconsin	7030 WEST NATIONAL AVENUE WEST ALLIS, WISCONSIN	
Project: 2411020 Date: 12/12/14		

B.4.b – Other Media of Concern (e.g., sediment or surface water)

No other media samples have been collected.

B.4.c – Other

No other relevant documentation is available.

B.5. Structural Impediment Photos

No structural impediments were present.

C.1. Site Investigation Documentation

The following site investigation documentation has been previously submitted:

Phase I Environmental Site Assessment Report
Prepared by Key Engineering Group Ltd. and dated July 21, 2014.

Phase II Environmental Site Assessment Report
Prepared by AECOM and dated March 25, 2015.

Soil Vapor Study Report
Prepared by Key Engineering Group Ltd. and dated December 17, 2014.

Site Investigation Report - 7030 West National Avenue
Prepared by AECOM and dated January 26, 2017.

Additional Groundwater Sampling Results, 7030 West National Avenue
Prepared by Ramboll Environ and dated March 28, 2017.

C.2. Investigative waste

No excess soil was generated during sampling activities.

Purge water generated during groundwater sampling activities was discharged to the municipal sanitary sewer system.

C.3. Description of the Methodology

WDNR's RCL Spreadsheet available at http://dnr.wi.gov/topic/Brownfields/Professionals.html was used.

C.4. Construction documentation

No remedial system was constructed.

C.5. Decommissioning of Remedial Systems

No remediation systems will be decommissioned.

C.6. Other

No other relevant documentation is available.

Attachment D.1
Barrier Maintenance Plan

BARRIER MAINTENANCE PLAN

Date: May 26, 2017

Property Located at: 7030 West National Avenue, West Allis, Wisconsin

BRRTS: 02-41-563932
FID#: 241963150

Parcel Identification Number: 45-30-272000 and 45-30-270001

Introduction

This document is the Maintenance Plan for the existing soil barrier consisting of a building foundation at the above-referenced property in accordance with the requirements of s. NR 724.13 (2), Wis. Adm. Code. The maintenance activities relate to the existing integrated soil barrier consisting of a building, concrete pavement, and asphalt parking which addresses and occupies the area over the soils partially affected with polychlorinated biphenyls (PCBs) in exceedance of the industrial direct contact standards.

More site-specific information about this property/site may be found in:

- The case file in the DNR Southeast office
- BRRTS on the Web (DNR's internet based data base of contaminated sites)for the link to a PDF for site-specific information at the time of closure and on continuing obligations;
- RR Sites Map/GIS Registry layer for a map view of the site, and
- The DNR project manager for Milwaukee County.

D.1. Descriptions:

Description of Contamination

Concentrations of PCBs in soil have been detected in the northern portion of the building near the former waste oil tank located near the hydraulic lifts. Waste oil containing PCBs is the apparent source of PCBs to site soil and groundwater. Aroclor 1248 was detected at a concentration of 59.1 J micrograms per kilogram (µg/kg) in boring GP-1 from 8-9 feet bgs and Aroclor 1254 was detected at a concentration of 1,030 µg/kg in boring GP-3 from 2-3 feet bgs during soil sampling conducted in February 2015.

Description of the Barrier to be Maintained

The existing integrated soil barrier consists of existing soil barrier consisting of a concrete building foundation slab. The building foundation covers nearly the entire area associated with parcel number 45-30-272000. The portion of this foundation utilized as a soil barrier and addressed by this maintenance plan is located near the northern wall of the site building, as shown on the **attached Figure D.2**.

Cover/Building/Slab/Barrier Purpose

The proposed integrated soil barrier over the contaminated soil will serve as a barrier to prevent direct contact with PCB-affected soils present in the subsurface at the Site, which might otherwise pose a threat to human health and the environment. The cap also acts as a partial infiltration barrier to minimize recharge to the subsurface, partitioning, and future soil-to-groundwater contaminant partitioning and migration that could potentially exceed the groundwater standards in Ch. NR 140, Wisconsin Administrative Code. Based on the proposed future use of the property, the barrier should function as intended once building construction is complete unless disturbed. A vapor assessment was performed to evaluate the potential for a vapor intrusion issue was performed in December 2014. No VOCs were detected in soil gas sample in excess of the Residential Vapor Risk Screening Levels (VRSLs) for soil gas.

Annual Inspection

The existing soil barrier consisting of a building foundation which overlies affected soil at the Site and as depicted in Figure D.2 will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause exposure to underlying soils. The inspections will be performed by the property owner or their designated representative to evaluate damage due to settling, increasing age and other factors. Any area where soils have become or are likely to become exposed and where infiltration from the surface will not be effectively minimized will be documented.

A log of the inspections and any repairs will be maintained by the property owner and is included as D.4, Form 4400-305, Continuing Obligations Inspection and Maintenance Log. The log will include recommendations for necessary repair of any areas where underlying soils are exposed and where infiltration from the surface will not be effectively minimized. Once repairs are completed, they will be documented in the inspection log. A copy of the maintenance plan and inspection log will be kept at the site; or, if there is no acceptable place (for example, no building is present) to keep it at the site, at the address of the property owner and available for submittal or inspection by Wisconsin Department of Natural Resources (DNR) representatives upon their request.

Maintenance Activities

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling or larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment (PPE). The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law.

In the event that any part of the proposed integrated soil barrier which will overly affected soil is removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the DNR or its successor.

The property owner, in order to maintain the integrity of the proposed integrated soil barrier, will maintain a copy of this Maintenance Plan at the site and will make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

Prohibition of Activities and Notification of DNR Prior to Actions Affecting a Cover/Barrier

The following activities are prohibited on any portion of the property where pavement, a building foundation, or vegetated soil cover is required as shown on the attached map, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; 6) construction or placement of a building or other structure; or 7) changing the use or occupancy of the property to single-family residential use.

If removal, replacement or other changes to a cover, or a building which is acting as a cover, are considered, the property owner will contact DNR at least 45 days before taking such an action, to determine whether further action may be necessary to protect human health, safety, or welfare or the environment, in accordance with s. NR 727.07, Wis. Adm. Code.

Amendment or Withdrawal of Maintenance Plan

This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of DNR.

Contact Information

May 2017

Site Owner and Operator: Patrick Schloss
Agent for Expert Realty & Investments LLC
7525 W. Greenfield Avenue, West Allis, WI 53214
414-302-8468

Signature: 

_____

Anticipated Site Owner: Ben Marjamaa
Expert Car Care, Inc.
3803 W. National Avenue, West Allis, WI 53214
Marjamaa915@gmail.com
414-456-1640

Consultant: Ramboll Environ US Corporation
Ms. Donna Volk
175 N. Corporate Drive, Suite 160, Brookfield, WI 53045
262-901-3504

DNR: Wisconsin Department of Natural Resources
Mr. Greg Michael
141 NW Barstow Street, Room 180, Waukesha, WI 53188
262-574-2176

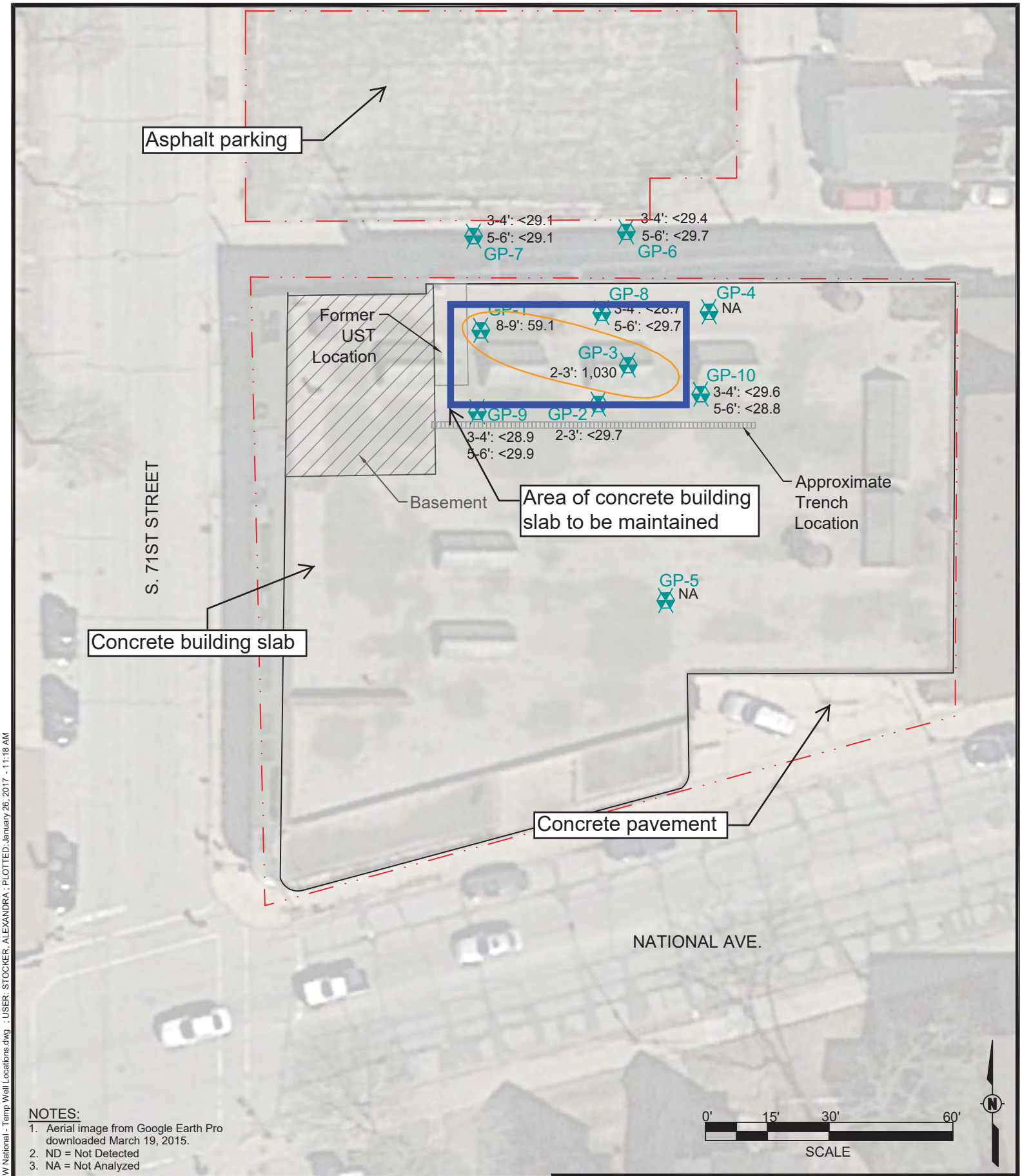
(2) the location of the feature(s) that require(s) maintenance: on and off the source property;
(3) the extent of the structure or feature(s) to be maintained, in relation to other structures or features on the site;
(4) the extent and type of residual contamination; and
(5) all property boundaries.

D. 3 Photographs of Cover/Barrier

Include one or more photographs documenting the condition and extent of the cover/barrier/building/slab at the time of the closure request. Pertinent features must be visible and discernible. Include a title on each photograph, which identifies the site name and location of the feature, and the date on which the photograph was taken.

D.4 Continuing Obligations Inspection and Maintenance Log

Use DNR Fillable Form Form 4400-305



NOTES:
1. Aerial image from Google Earth Pro downloaded March 19, 2015.
2. ND = Not Detected
3. NA = Not Analyzed

0' 15' 30' 60'
SCALE

LEGEND:

- PROPERTY BOUNDARY
- BUILDING
- FORMER TANK LOCATIONS
- GP-1 TEMPORARY WELL
- BASEMENT
- TRENCH
- 3-4': 59.1 TOTAL PCB CONCENTRATION AT DEPTH SHOWN
- PCBs ABOVE RCLs

AECOM
Milwaukee Office
1555 RiverCenter Dr
Milwaukee, WI
414.944.6080

7030 W National Ave
West Allis, WI

FIGURE D.2 LOCATION MAP

Project Number:	Drawn By:	Date:
60340795	ANS	1/23/2017

PHOTOGRAPH 1:

South façade of subject site structure

PHOTOGRAPH 2:

North parcel parking lot

PHOTOGRAPH 3:

Exterior entrance to boiler room on Northwest corner of building

PHOTOGRAPH 4:

Alley between North and South site parcels

PHOTOGRAPH 5:

Auto service area

PHOTOGRAPH 6:

Auto service area

PHOTOGRAPH 7:

Trench drain in service area

PHOTOGRAPH 8:

Ventilation system in service area

PHOTOGRAPH 9:

Location of former 300-Gallon waste oil AST and other waste storage

PHOTOGRAPH 10:

Former in ground hoist

PHOTOGRAPH 11:
Former in ground floor hoist controls on North wall

PHOTOGRAPH 12:
Mezzanine storage area

PHOTOGRAPH 13:

Office area

State of Wisconsin
Department of Natural Resources
dnr.wi.gov

Continuing Obligations Inspection and Maintenance Log

Form 4400-305 (2/14)

Directions: In accordance with s. NR 727.05 (1) (b) 3., Wis. Adm. Code, use of this form for documenting the inspections and maintenance of certain continuing obligations is required. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records law [ss. 19.31-19.39, Wis. Stats.]. When using this form, identify the condition that is being inspected. See the closure approval letter for this site for requirements regarding the submittal of this form to the Department of Natural Resources. A copy of this inspection log is required to be maintained either on the property, or at a location specified in the closure approval letter. Do NOT delete previous inspection results. This form was developed to provide a continuous history of site inspection results. The Department of Natural Resources project manager is identified in the closure letter. The project manager may also be identified from the database, BRRTS on the Web, at http://dnr.wi.gov/botw/SetUpBasicSearchForm.do, by searching for the site using the BRRTS ID number, and then looking in the "Who" section.

Activity (Site) Name	BRRTS No.
Expert Automotive Services	02-41-563932

Inspections are required to be conducted (see closure approval letter):

- (●) annually
- ( ) semi-annually
- ( ) other – specify ____________

When submittal of this form is required, submit the form electronically to the DNR project manager. An electronic version of this filled out form, or a scanned version may be sent to the following email address (see closure approval letter):

Inspection Date	Inspector Name	Item	Describe the condition of the item that is being inspected	Recommendations for repair or maintenance	Previous recommendations implemented?	Photographs taken and attached?
		☐ monitoring well ☒ cover/barrier ☐ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☒ cover/barrier ☐ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☒ cover/barrier ☐ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☒ cover/barrier ☐ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☒ cover/barrier ☐ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N
		☐ monitoring well ☒ cover/barrier ☐ vapor mitigation system ☐ other:			○ Y ○ N	○ Y ○ N

Continuing Obligations Inspection and Maintenance Log

{Click to Add/Edit Image} Date added:

Title:

{Click to Add/Edit Image} Date added:

Title:

ATTACHMENT E

Monitoring Well Information

All monitoring wells on site will be abandoned.

DOC. # 8689043

DOCUMENT NO.

STATE BAR OF WISCONSIN FORM 3 - 1982

QUIT CLAIM DEED

REGISTER'S OFFICE | SS
Milwaukee County, WI|
RECORDED AT 2:45 PM
11-25-2003

JOHN LA FAVE
REGISTER OF DEEDS

AMOUNT 11.00

REEL 5718 IMAGE 3353

Expert Automotive Services, Inc. quit claims to **Expert Realty & Investments, L.L.C.**, the following described real estate in Milwaukee County, State of Wisconsin:

THIS SPACE RESERVED FOR RECORDING DATA
NAME AND RETURN ADDRESS
Wells Fargo Bk. Minnesota
Attn: Collateral Processing Dept III
730 Second Ave South Suite 1000
Minneapolis, MN 55479

TRANSFER
$1,206.39
FEE

453-0272 & 453-0270-001
Parcel Identification Number

Parcel I:

Lots 18 and 19, in Block 2, in LeFeber's Subdivision No. 3, a Subdivision of a part of the Northwest 1/4 of Section 3, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

PARCEL II:

All of Lots 20, 21, 22 and 23, in Block 2, in LeFeber's Subdivision No. 3, and Lot 24 and the West 5 feet of Lot 25, in Block 2, in Continuation of LeFeber's Subdivision No. 3, a Subdivision of a part of the Northwest 1/4 of Section 3, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

TOGETHER WITH ALL APPURTENANT RIGHTS, TITLE AND INTEREST.

This is not homestead property.

Dated this 7th day of November, 20__.

_____(SEAL)

_____(SEAL)

Expert Automotive Services, Inc,

Richard Waldkirch Pres. (SEAL)
By: Richard Waldkirch, President

AUTHENTICATION

Signature(s) _____

_____

authenticated this ___ day of _____, _____

_____

_____

TITLE: MEMBER OF STATE BAR OF WISCONSIN
(If not, _____
authorized by ss 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY:

Charles E. Hall
Evergreen Title Corp.

(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

State of Wisconsin)
) ss.
Waukesha **County,**)

Personally came before me this 7th day of November, 2003, the above named **Expert Automotive Services, Inc, By: Richard Waldkirch, President** to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

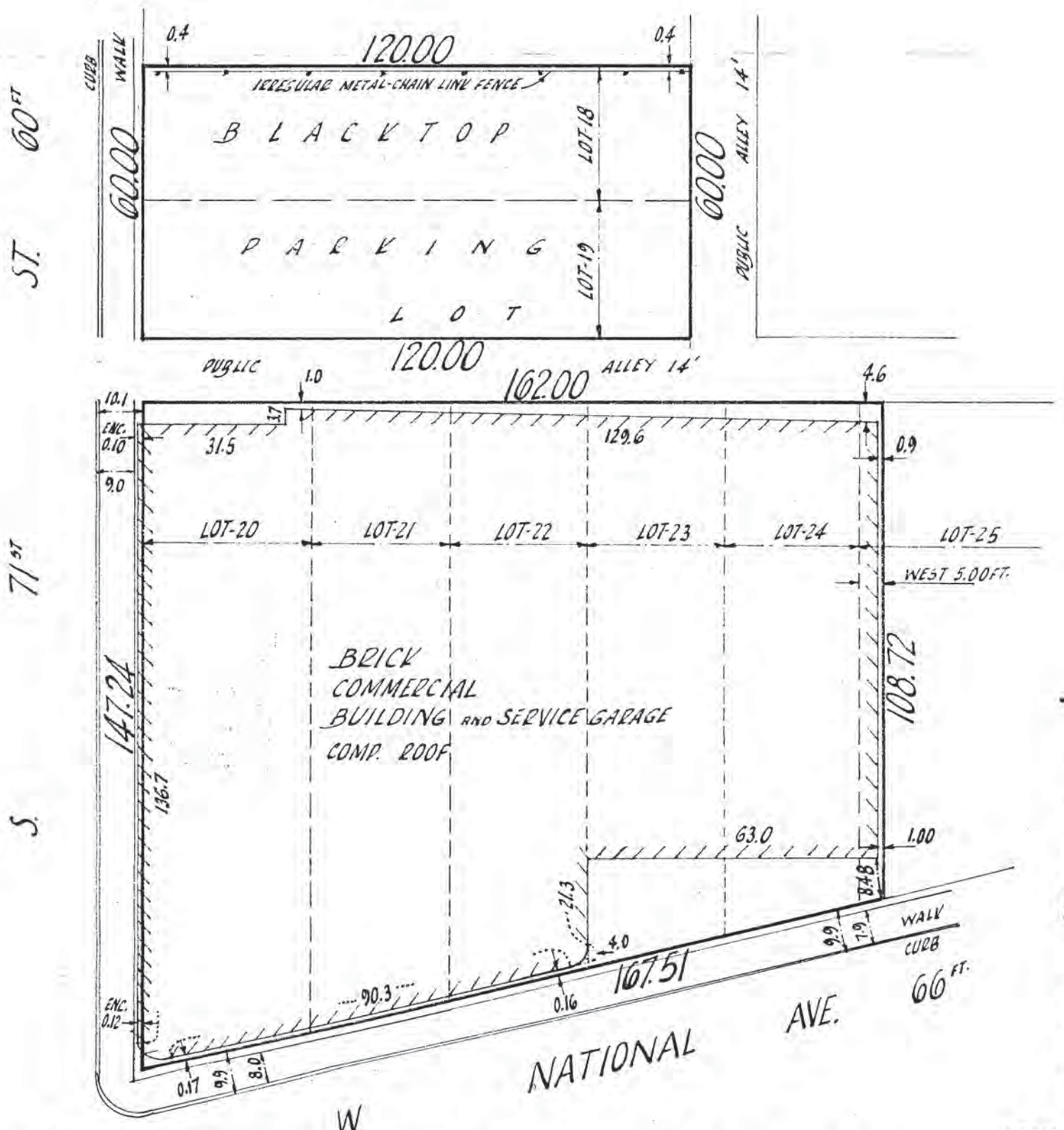
James E Snodgrass

JAMES E. SNODGRASS
NOTARY PUBLIC
STATE OF WISCONSIN

Notary Public, Waukesha County, Wis.
My commission is permanent. (If not, state expiration date: _____, _____.)

Plat of Survey

Known as West National Avenue, City of West Allis, Wisconsin
Lots 18, 19, 20, 21, 22 and 23 in Block 2 in LE FEBER'S SUBDIVISION NO. 3, a Subdivision of a part of the N W 1/4 of Section 3, T 6 N, R 21 E, in the City of West Allis, Milwaukee County, Wisconsin
ALSO Lot 24 and the West 5.00 ft of Lot 25 in Block 2 in CONTINUATION OF LE FEBER'S SUBDIVISION NO. 3, being a Subdivision of a part of the NW 1/4 of Section 3, T 6 N, R 21 E, in the City of West Allis, Milwaukee County, Wisconsin
MARCH 29, 1971 SURVEY NO. 128336-M



SCALE: 1" = 30'

We Certify *that we have surveyed the above described property and that the above plat is an accurate survey and a true representation thereof and correctly shows the exterior boundary lines and location of buildings and other improvements on said property and the correct measurements thereof.*

NATIONAL SURVEY SERVICE INC.
CIVIL ENGINEERS AND SURVEYORS
3470 NORTH 127TH STREET (414) 781-3010
BROOKFIELD, WIS 53005

WISCONSIN KENNETH E. BERKE BROOKFIELD WIS LAND SURVEYOR

Kenneth E Berke
SURVEYOR
S-107

1476

REGISTER'S OFFICE }ss
Milwaukee County, Wis.
FILED

1:40 PM MAY 26 1971

___O'CLOCK_____M

Walter Bregal

REGISTER OF DEEDS

128336

0 30 60ft

-88.0007 43.0135 Degrees

F.4 Signed Statement

I, Patrick Schloss, believe that the attached legal description describes the correct contaminated property.

_____

Patrick Schloss

Agent for Expert Realty & Investments LLC

ATTACHMENT G

Notifications to Owners of Impacted Properties

No off-site contamination is present.